

**LITCHFIELD TOWNSHIP ZONING COMMISSION**  
**SEPTEMBER 8, 2020**  
**7:00p.m.**

<i>Board members</i>	<i>Term</i>	<i>Trustees</i>	<i>Zoning Insp.</i>	<i>BZA</i>	<i>Term</i>	<i>Other</i>
Frank Baluch	2022	Mike Pope	Eric Noderer	Susan Andrews		Secretary Fozio
Chris Barnes	2020					Mark Majewski
Jerry Koenig	2023					
Andrew Comuzie	2020					
Jason Davis	2021					

**CALL THE MEETING TO ORDER:**

Frank called the meeting to order at 7:10pm with the Pledge of Allegiance.

Jerry made a motion to approve the August minutes with correction, seconded by Andrew and approved by all.

**TRUSTEE REPORT:**

No report.

**BZA**

No report.

**TRAINING**

No report.

**OLD BUSINESS**

No report.

**NEW BUSINESS**

Mark Majewski said there are 2 more chapters to get back to (as a continuation from last month's meeting). He sent the board a draft of Article II and asked if board had any comment for Section 206.04. Mark noted that he realizes the definition for public view is an issue and the wording needs to be clearer on storage in yards and businesses. He said the board needs to discuss how to handle outdoor storage of businesses; most communities talk about putting storage in the site plan. He suggested outdoor displays with outdoor storage. The board discussed how some issues could fall within the site plan process/site plan modification procedure if a business grows. Mark said he will try and get the issues in sync with the site plan language. Andrew asked to go over the sections one at a time. The board discussed Section 206.04.01. Mark will also clarify permanent parking near a residence for rear and side yards. Jason went back to the code needing to be uniform regarding side yards in the districts. Mark will make the discussed changes for uniformity.

The board moved to debris/'stuff' in 'public view'. Discussion revolved around junk being seen from similar elevation and adjacent views and public property. Discussion included the need to decide on this issue.

The board moved to discussion of exempted uses that the township cannot regulate and the need to have an Appendix in the back of the resolution to further clarify resolution content. Eric suggested still having certain restrictions and sub-divisions between 1-5 acres. Mark said he will offer some suggested language.

The board moved to Article III; Andrew wanted to make lot area minimums the same for dwellings and non-dwellings. Board consensus was to make every district 3-acre minimum. The board discussed minimum lot width/lot depth/driveway length for sake of fire department firefighting/rear yard minimum depth and why the resolution would have a front yard minimum depth but a rear yard of 15ft. Andrew suggested making it all consistent with commercial and industrial of 25 feet.

Mark moved to riparian setbacks; he feels it is limited wording compared to other communities. He then moved to lot standards with board discussion. Discussion included Section 303.03 and corner parcel issues and that set-backs should be from the address/driveway road. Mark will draft language for corner lots.

Mark will address the items discussed tonight and bring draft language to a future meeting for the board to review.

Andrew made a motion to adjourn at 8:51pm, seconded by Jason and approved by all.

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Frank Baluch/Chairperson

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Jerry Koenig/Vice-chairperson

Please note: Meeting minutes are not verbatim. Approved meeting minutes are the official record of the meeting.