

LITCHFIELD TOWNSHIP ZONING COMMISSION
SITE PLAN
JUNE 5, 2018

Members in attendance: Borling, Page, Comuzie, Baluch and Secretary Fozio
Zoning Inspector: Eric Noderer

Borling began the meeting at 6:35pm with the Pledge of Allegiance.

Borling noted the site plan #51807 for Hendricks and Sons at 8665 Norwalk Road is working off the 'old' resolution. He explained to the applicants that there is a quorum of four members however a full board is five and they are intitled to a full board. Eric Hendricks accepted the decision of a four-member board with business partner Gordon Young.

Borling explained the site plan hearing process, read the application to the audience and went over the site plan exhibits; the property is a 2-acre parcel with two uses of commercial and residential. Borling went over each of the exhibits with the board members and the applicants. Eric said it is zoned commercial and always been zoning commercial since the inception of the zoning resolution in 1950; it is a 2 acre lot, which makes it non-conforming for residential use but at the time it was legal to do that; as far as both the business and the residence on the same lot he has to think that back in 1973 that was allowed by the township to do that with zoning; the proposed used is firearms sales and service which is a permitted use under Section 302.01.1.3; this site plan was required pursuant to Sections 603.02.6.3 and 603.02.3.3 for a business occupancy/a new business use; it is a pre-existing building and no construction is involved. Eric noted the required parking spaces to be 18 but 22 were showing on the land; based on these items he feels the application conforms with the zoning resolution. Borling noted that the legal notice and neighbor notices were completed per the zoning resolution and he requested that audience members sign in. Page clarified the issue before the board; that it is non-conforming due to the parcel being a 2-acre lot and there is a business and a residence on the same lot. Borling confirmed that and read Section 302.01.1.3 of the zoning resolution. He moved to Section 310.03.2 for the number of parking spaces allowed per square footage; exhibit 5 notes the square footage of 3,000. Borling said the county auditor notes the square footage of 3,480 because there are two building attached. The applicant went over the proposed use and written in the application. Borling asked the applicant how many employees they will have; he said two. Borling noted the exhibit reflects 22 spaces but there is only a requirement of 19. Borling noted there is no construction on the table to discuss and notations for additions are not relevant for consideration since that is not before the board.

Borling went to Section 604 of the zoning resolution and went over the site plan review criteria; he noted that Section 408.02.1 would be used since there will be a wall sign on the building.

Pam Archer of 8641 Norwalk Road asked if there has to be a fence around the business. Borling explained there does not need to be a fence between the two commercial parcels.

Michael Pope of 3992 Vandemark Road said he welcomes legal business' in the commercial zone. He notices a lot of debris behind the building and asked if that can be cleaned up to make it nicer.

Borling moved to the approval process; the board can approve, approve with modification or disapprove. Borling asked the applicant about the dwelling; he said it depends on the renters, but he would like to take it down; Borling reminded it is non-conforming but there was no action to be taken with the dwelling/residential use.

The board discussed how to craft the motion.

Borling made a motion to approve application #51807 dated 5/7/2018; any reference for proposed/future construction as noted on exhibit 5 and 6 are disregarded since no construction is proposed at this time; the square footage of the building has been reconciled to the county site card now marked as exhibit 9; Non-conforming lot size according to Section 304.01; falls under provisions of Article V; permitted use under Section 302.01.1.3; permitted parking under Section 310.03.2.3 per the exhibit; signage permitted using Section 408.02.1 of a 12 square foot wall sign; this application is using zoning resolution effective January 26, 2013, seconded by Baluch; Roll Call Vote: Baluch-yes, Borling-yes, Page-yes, Comuzie-yes. Motion carries.

Page made a motion to adjourn at 7:35pm, seconded by Comuzie and approved by all.

Dave Borling-Chairperson

Melissa Page-Vice Chairperson

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