

**LITCHFIELD TOWNSHIP ZONING COMMISSION
 SITE PLAN REVIEW for 8239 Norwalk Road
 OCTOBER 1, 2019
 6:30pm**

<i>Board Members:</i>	<i>Term End</i>	<i>Trustees</i>	<i>Zoning Insp.</i>	<i>BZA:</i>	<i>Term End</i>	<i>Other:</i>
Dave Borling	2019		Eric Noderer	Mitch Hook	2022	Fozio
Frank Baluch	2022					
Jerry Koenig	2023					
Chris Barnes (alt)	2019					
Andrew Comuzie	2020					

CALL THE MEETING TO ORDER

Borling called the meeting to order with the Pledge of Allegiance.

Borling explained the reason for the site plan and noted that all documents were received of board members at the September 10th meeting. He noted that anyone wishing to speak must sign in and address the board at the appropriate time by stating their name and address for the record.

SITE PLAN

Borling asked the applicant to not make any promises that are not part of the site plan. He explained that he is the board chair but Chris will be facilitating the site plan review. Fozio noted that the legal notice and neighbor notices were completed per the zoning resolution. The board went through the site plan documents and numbered each item as Exhibits as noted on the secretary copy and noted that the topography was provided after the fact to board members. Noderer said that that everything is in conforming and permitted uses but the site plan itself is non-conforming with side yard screening because it does not comply with the current resolution. Borling explained to the board that the board can continue the review if additional information is needed, they can approve it per the township resolution or they can deny it.

Chris read the application out loud and asked the current owner, Mr. Raida, if a site plan was done when he acquired the property in 1991; he said not but he asked the township if tool & die was ok and he was told yes. Chris said the building setback is 100 feet, the side yard is 30 feet, the rear is 25 feet and that all set backs are further than required. Frank said the B&C side yards do not match and it was noted that a building addition was the reason why. Chris said the current tool & die use is allowed and the proposed wood shop is also a conforming use. Borling said that when the 1977 and 1979 buildings were built, screening was not required. The board discussed the parking as current for the current tool & die shop. Chris asked Mr. Roell if he would have pedestrian traffic; he said for the most part no since he is not retail. Mr. Roell said he will bring in 2 storage units as a kiln; they will be portable shipping containers that will be in the back of the building. Chris asked if there will be any lighting other than what is already existing. Mr. Roell said maybe can light over the main man door overhangs but nothing outside and he may have an illuminated solar powered sign. Borling said there is an existing sign that

can be modified and any changes need to be discussed with the zoning inspector. Mr. Roell said there will be no refuse containers.

Chris read Section 601.06.1 out loud and noted that nothing will change regarding traffic flow/ingress/egress. Borling noted there is a parking plan with spaces 1-8 being mowed grass.

Chris read Section 601.06.2, 601.06.3, 601.06.5 out loud and noted it is an existing structure that is grandfathered in.

Chris read Section 601.06.43 out loud which was not applicable.

Chris read Section 601.06.6 out loud with the board discussing that additional screening would only be needed if an addition were to be done; Borling said that any abundance of stored material outside may require additional screening. Mr. Roell said he specializes in live edge slabs that are approximately 36-60 inches; he stages and prepares them on site for production; he may have a tree brought in with a crane to be milled and prepared for use; cutting and planing is done outside and all other finishing is done inside; milling is only as loud as a commercial mower. Jerry said he was concerned with outside noise; Mr. Roell said it is not any louder than a commercial lawn mower. Borling said the resolution does not denote hours of operation.

Chris read Sections 601.06.7-12 out loud with the understanding that those sections are either not applicable or relevant because it is an existing structure.

Chris said that parking in rear of the lot depicts parking spaces 9-38 as an overgrown lot and will be banked for potential future use.

Comuzie read Section 307.01 out loud and finds the use to be conforming as 'Artisan/Craftsman'.

The owner, Mr. Raida, said he tried leasing the property for a while but only brought interest from people in the automotive business and did not want to bring them in for fear of bothering his neighbors.

Jeffrey Campbell-8283 Norwalk Road said he would rather see an operation like this than something automotive.

Trustee Horvath asked if the kiln produces much smoke; Mr. Roell said it is a 24x24 firebox that produces radiant heat with a 6 inch round flue; the firebox is choked down and one chamber burns for 24 hours and does produce some smoke. Mr. Roell said he practices urban forestry and is civic minded, green and uses a minimal amount of outside resources. Borling asked about any outdoor display and noted that no signage beyond the current sign is allowed; anything additional will need to be presented to the zoning inspector.

With no further discussion Chris made a motion to accept the site plan as presented, the motion was seconded by Frank and a roll call vote found unanimous approval.

Chris made a motion to adjourn at 7:25pm, seconded by Jerry and approved by all.

Dave Borling-Chairperson

Frank Baluch-Vice Chairperson

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