

**LITCHFIELD TOWNSHIP ZONING COMMISSION**  
**FEBRUARY 9, 2021**  
**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	Dennis Horvath	Eric Noderer	Sandra Andrews		Secretary Fozio
Chris Barnes	2020					Mark Majewski
Jerry Koenig	2023					
Jason Davis	2021					

**CALL THE MEETING TO ORDER:**

Frank called the meeting to order at 7:00pm with the Pledge of Allegiance.

Meeting minutes will be presented at the next meeting.

**TRUSTEE REPORT:**

No report.

**BZA**

No report.

**ZONING INSPECTOR**

No report.

**TRAINING**

No report.

**OLD BUSINESS**

No report.

**NEW BUSINESS**

Mark Majewski continue with the draft revisions for Article II; the January meeting ended with permits for inground swimming pools and Frank wanted the board to consider square footage for new residences to leave the current language or change it. Frank said it is up to the zoning commission to determine what kind of community we want; he looked at other communities' language. Jason thinks people should be able to build what they want; zoning should be about land/use of property. The board continued discussion with the decision to leave the language as it is.

The board moved to inground pools being considered permanent installation needing a permit and take permits for above ground pools out. Pools still need to adhere to setbacks as an accessory structure. Discussion took place about regulating agriculture in certain sizes of subdivisions on lots under 1 acre; it was decided by the board to leave the language as is.

The board moved to Article III; lot sizes to be 3 acres in all districts for sake of consistency. Discussion revolved around the front set back of a lot being too deep; discussion was had regarding fire suppression; it was decided to increase the setback to 1,500 feet.

Mark moved to setbacks for corner lots with the setbacks adjusted to 50 feet for both sides; rear lots and access lanes of 30 feet. Mark will make the discussed changes.

The board moved to accessory buildings on an abutting lot to a principle use where both lots are owned by the same person. The board decided to strike this language from the resolution, but Mark will still work on accessory buildings. Eric asked the board if they want to have a maximum on an accessory building if it meets setbacks. Mark said the board needs to consider the impact on the community regarding accessory buildings. The resolution has a general rule township-wide, yet lot sizes are all over the place and crowding of small lots should be considered. The board discussed a chart for lot sizes and ranges of accessory building sizes.

Mark concluded his portion of the meeting. Eric asked about adding additions to accessory buildings. The board also discussed decks/patios and porches. Mark said if they are attached to a home it adds to the square footage, if it is stand alone it is an accessory structure and must adhere to setbacks. Eric asked about accessory dwelling units; ADU inside a commercial building. He suggested taking out an ADU inside a principle building because it does not make sense; it should not need a site plan review. Eric also asked about the boards opinion of not allowing home-based business' in a house in the commercial district. General discussion took place.

Chris made a motion to adjourn at 8:17, 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.