

LITCHFIELD TOWNSHIP ZONING COMMISSION
JANUARY 12, 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:

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

Jerry made a motion to approve the December 8th meeting minutes as written, seconded by Jason and approved by all.

Chris made a motion to approve the December 1st meeting minutes as written, seconded by Jason and approved by all.

TRUSTEE REPORT:

No report.

BZA

No report.

ZONING INSPECTOR

No report.

TRAINING

No report.

OLD BUSINESS

No report.

NEW BUSINESS

Frank asked about the most recent BZA variance for the reduced structure square footage. He asked why it was accepted and didn't think the application proved their case; why have rules if the resolution needs amended. Horvath said because the BZA is a semi-judicial board and they can make their own decision. Jerry and Jason both agreed that is why there is a variance process but decisions do not set precedence. Eric explained the practical difficulties for the smaller square footage and the developmental features of the property; those are weighed against the Duncan Factors. Discussion ensued regarding un-necessary the hardship the resolution may bring forth for some people. Frank asked if the 1,200 square footage minimums should be in the resolution causing an applicant to pay \$400.00 for a variance if the rule is arbitrary. Mark Majewski added that house sizes have been questioned in certain communities and could be

considered discriminatory that people cannot afford a certain type of house leaving them out of an area. Eric noted that a 2-story house only needs to be 600 square feet; there is a big discrepancy. Discussion continued about allowing basement square footage which is currently not a consideration in this resolution. Jason doesn't believe the township should tell people what their house should/should not be but rather oversee the use of the property.

The board moved on to the text amendments with Mark Majewski. Mark went over Article I and his second draft changes based on previous meetings. The board was good with the draft as written.

Mark moved to Article II-he went over the changes but recognizes there are still a few things to change from past meetings. Eric noted the need for a zoning certificate before the building department will issue a building certificate. Mark asked the board what they want to see regarding setbacks and home occupations and outdoor equipment and possible screening. Discussion moved to the second draft of Fences and Gates; Mark said he still has to fix formatting. The board discussed pools; Mark will amend the draft to require a permit for inground pools only.

The board discussed lakes and ponds and outdoor storage; Mark will bring back language for these. The board had general discussion on solar panels, roadside stands/farm markets and agrotourism.

Mark will bring back language for sub-divisions. The board will discuss Article III for the February meeting. Jason suggested the board not go any further until they finish Articles I, II and III.

Jerry made a motion to adjourn at 8:55pm, seconded by Jason and approved by all.

Frank Baluch/Chairperson

Jerry Koenig/Vice-chairperson

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