Planning Commission
Map Amendment
Litchfield Township
Litchfield Township

Meeting:	June 1, 2022	**Amendment:**	Industrial District to Residential District
App. No.:	040-2022-MA		
Owner:	Joan Samkow	**Utilities:**	Onsite septic and public water
Applicant:	Litchfield ZC	**School District:**	Buckeye Local
Site Area:	47.72 acres	**Reviewer:**	Denise Testa
Parcel ID:	024-04C-34-006		

EXECUTIVE SUMMARY

The site is located on the north side of Smith Road east of the intersection with Bryenton Road. The applicant proposes to change the zoning district on the 47-acre parcel from Industrial District to Residential District.

RECOMMENDATION: APPROVE

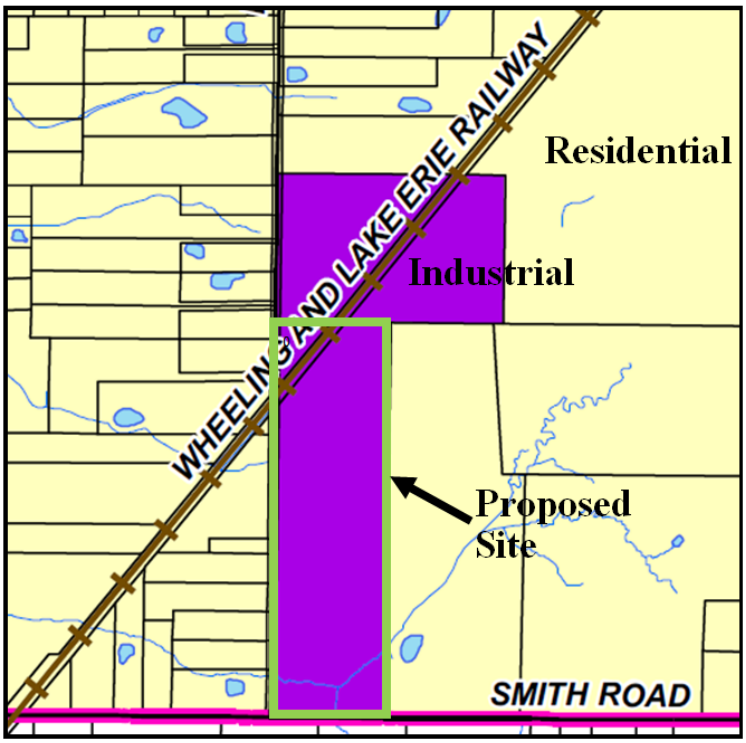
ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	Industrial District	Cropland/Railroad
East	Residential District	Mixed Forest/Pasture/Farmstead
South	R-2 Rural Residential	Smith Road/Farmstead (Chatham Township)
West	Residential District	Bryenton Road/Residential/Railroad

Proposal: The applicant proposes to change the zoning district on the property from the Industrial District to the Residential District.

Site Conditions: The site includes deciduous forest, residence and cropland. The Wheeling and Lake Erie Railway is located to the west and continues into the northern section of the parcel.

Access: The site has direct frontage on Smith and Bryenton Roads.



Current Zoning: According to the Litchfield Zoning Resolution Section 308, "the purpose (of the Industrial District) is to provide for and accommodate industrial uses in the fields of repair, storage, manufacturing, processing, wholesaling, distribution, and sexually oriented businesses, free from the encroachment of residential, retail and institutional uses.

Permitted Uses

- Alternative energy utility systems
- Sexually oriented businesses and adult entertainment establishments
- Scrap metal processing facility
- Shops: repair/restoration, installing/retro-fitting, contractors, technical, artisans/craftsmen, machinist, tool and die
- Transportation: towing, trucking, cartage, rigging
- Warehousing and storage facilities including outdoor storage yards
- Wholesaling and distribution centers

Conditionally Permitted Uses

- Manufacturing
- Recycling
- Salvage motor vehicle yard
- Sanitation and waste services
- Telecommunications Tower

Proposed Zoning: According to the Litchfield Zoning Resolution Section 304, "the purpose (of the Residential District) is to provide for Residential uses and Conditional uses that will maintain the overall rural character of Litchfield Township.

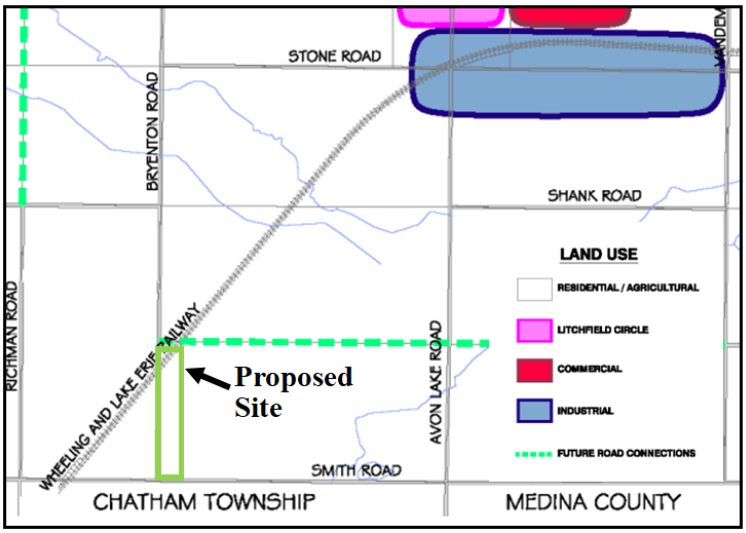
Permitted Uses

- Accessory Buildings
- Accessory Structures
- Accessory Dwellings Units
- Additions to Building/ Structures
- Alternative Energy Utility Systems
- Items exempted from requiring a Zoning Certificate
- Fences
- Lakes/Ponds
- Manufactured Homes
- Outdoor Storage
- Home-based business
- Temporary Trailer
- Swimming Pool
- Residential Dwelling House

Conditionally Permitted Uses

- Adult day/respite care
- Business structure not to exceed total area of 5,000 sq. ft.
- Bed and breakfast
- Business structure not to exceed total area of 5,000 sq. ft.
- Child day-care. Business structure not to exceed total area of 5,000 sq. ft.
- Churches or other places of worship. Structure not to exceed total area of 5,000 sq. ft.
- Golf course.
- Club house or other structures not to exceed total area of 5,000 sq. ft.
- Home-based business Type 2

Comprehensive Plan: According to the 2006 Litchfield Comprehensive Plan, "While it is recognized that residential development will continue and that natural areas and resources will be affected by that development, the residents of Litchfield should expect high quality developments. Litchfield will continue to be a low-density residential community with predominantly single-family dwellings."



The Litchfield Land Use Map as seen above and the Comprehensive Plan support the map amendment.

Department of Planning Services Staff Comments:

1. The site is located in an area that is advantageous for Residential District uses.
2. The site is currently zoned Industrial and includes open fields and a residence; therefore, it is in compliance with the Residential District.
3. The Comprehensive Plan supports approval of the map amendment because it encourages low-density residential communities with single-family dwellings.
4. The Litchfield Land Use Map recommends this site to be zoned as the Residential District.
5. The site is surrounded on three sides by the Residential District. Although the northern side is zoned as Industrial, the current land use supports the Residential District.

Department of Planning Services Recommendation: Staff recommends that the Medina County Planning Commission **APPROVE** the zoning map amendment from Industrial to Residential.