

**Draft**

HUNTINGTON TOWNSHIP ZONING COMMISSION  
45955 STATE ROUTE 162  
April 16, 2019

MEETING: The Zoning Commission of Huntington Township held a regular scheduled meeting at the Huntington Township Hall Office on April 16, 2019 called to order by Robert Cleary 7:02 PM with the pledge of Allegiance.

IN ATTENDANCE: Steve Eichinger, Rita Rollin, John Murphy, Denzil StClair, Lyn Ickes, Dave and Therese Botson, Robert Cleary, Tim Donaldson, Zoning Inspector Finkel and Secretary Sheila. Bob Budi was absent.

MINUTES: Minutes were read from the March 19, 2019 Regular scheduled meeting. **Motion** by Eichinger with a second by Murphy to approve the minutes as written. Roll call: 3 yeas, Robert Cleary and Denzil StClair abstained.

PUBLIC PARTICIPATION: Lyn Ickes presented the recommendations of the Land Use Plan Committee. Recommendations will include an overlay that is only used for Subdivisions. Some of existing zoning would transfer to the overlay and some new. Recommendations are small compared to Zoning Commission's work to put in place an overlay. Does not affect current parcels. Idea behind it is to protect people already existing. Recommending: 40% of Subdivision can be developed and 60% remains greenspace. Lot size ranges from  $\frac{3}{4}$  of acre to 2.5 acres. Sixty feet of buffer zone included. Minimum square footage of house size is 1400. No more than 40% of lot can be impervious surface. The frontage is varied, minimum 150' to max 350'. Set back is min frontage. Ingress and egress depends upon how big the development is for safety. Developers have already looked at the Township for development. The Township does not have to do exactly what Land Use Plan Committee recommends but it would have to be explained in Zoning why you did not follow the recommendations. Eichinger: I am in favor of the idea even though it may be a long time before it comes here but why not keep it 2 acres. Ickes: Currently the County's street length of 800 feet that is where you will be challenged. The County's Land Use Plan will supersede the Township's when in conflict. Mostly because our zoning is too restrictive. Finkel: Making it larger acres will be challenged in Court. Murphy: A developer will say 2 acres is too restrictive, could only put in say, 50 lots. They want to squeeze out as much as possible. If they fight it in Court, we might end up with straight rows of 1-acre lots. That is where the 40/60% comes in. It would appear as if you are giving them something but keeping control. Eichinger: If we have something, reasonable and similar to what you already it would be a stronger argument on our part. Rollin: Do you have a definition of a Subdivision. Finkel: smallest Subdivision is 20 acres. StClair: You are saying there is nothing we can do about it and your plan is the best plan. Ickes: Our plan is a jumping off place for the Zoning Commission. Finkel: We do not want your Subdivision but if we have to have it, we want to protect the people already here and we have a plan. Rollin: The overlay is over the entire Township at any possible combination. Eichinger: Sounds like a large task for the Zoning Commission. Rollin: Does this open us up to Developers to come in and develop. Murphy: The idea is to be prepared for when it happens. Ickes: The over lay would be the entire Township with the exception of the Business district. The underlying Zoning is still there. Ickes: McMillian was approved by the County. It was developed because the Township did not have a Land Use Plan. Finkel: McMillian Road was never brought to Township because we did not have zoning for subdivision. Eichinger: The overlay can be modified. We currently have districts but this overlay is the entire Township without the Business District. What are you looking for the Zoning Commission to do tonight. Ickes: Looking for support and to make our

voices heard. This would be additional zoning to cover ourselves. **Motion** by Cleary with a second by Murphy in that we go further and in support of Land Use Plan. Rollin: Appreciate all the work, important to protect against things we do not want. I feel the Zoning Commission should have a say and believe the Land Use Plan does not over-ride the Zoning Commission. We also still have a say. Ickes: We are making recommendations; the Zoning Commission is making regulations. Finkel: The Land Use Plan Committee is not a regulating body. Eichinger: I think what Rollin is saying, if the Land Use Plan Committee and Zoning Commission are significantly different we might end up in Court. By coming tonight you are trying to get our feedback. Ickes: We left our recommendations broad. Roll call: 5 yeas. StClair

ZONING INSPECTOR REPORT: Couple of people inquired on new houses. One on Stewart and one on Baker.

OLD BUSINESS: Amendments 6.15.1, Junk Yard, 9.2.7 were sent to Lorain County Planning. Need to wait until recommendations returned to move ahead with holding Public Hearing.

NEW BUSINESS: none

MEETING ADJOURNED **Motion** by Murphy with a second by Eichinger to adjourn. Roll call: 5 yeas. Meeting adjourned at 8:11 PM.

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Signed Chairman

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Signed Secretary