

**Draft**

HUNTINGTON TOWNSHIP ZONING COMMISSION  
45955 STATE ROUTE 162

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Minutes of June 15, 2021

The Huntington Township Zoning Commission met in regular scheduled session starting at 7:12 PM on the Township Hall grounds called to order with the pledge of allegiance by Lyn Ickes. Roll call vote with the following present: Tom Murray, Bob Budi, Lyn Ickes, Todd Denes, Rita Rollin, Dennis Finkel and Secretary Sheila Lanning. George Webb was absent.

**Motion** by Budi with a second by Denes to approve the minutes of May 18, 2021 as written.  
Vote: 5 yes.

**Zoning Inspector**- none.

**Public participation** – none.

**Previous Business** – Ickes presented a developed Zoning Section on the proposed Conservation District to Lorain County Planning (Christin Brandon). Ms. Brandon offered some questions for the Zoning Commission to review prior to submitting the proposed Conservation District Amendment to Lorain County Planning.

- 1) Density is not addressed in the new District, Board added section to LOT REQUIREMENTS: Lots above the 25% 1 Acre minimum must be a minimum of 2 acres.
- 2) Corner lots are close on one side in setback, add 100' (same as frontage) to the setback for corner lots.
- 3) Define Cluster Unit and why limited to single story buildings. Keep the cluster homes single story and add definition: Cluster housing is closely grouped homes, usually smaller than average dwellings built on downsized lots. The reason is to maintain rural atmosphere and for safety reasons.
- 4) Allow 1000 square feet living space in homes within a cluster setting in CD.
- 5) Take out all conditionally permitted uses within the CD.
- 6) Add = lots above the 25% (1) acre minimum must be (2) acres,
- 7) Replace PERMITTED SIGNS section:
  - a. One sign allowing for the name of the development, should one be requested, will be permitted as long as it does not exceed 32 square feet, this does not include landscaping. It shall not in any way visually obstruct any line of sight for any roadway.
  - b. Real estate signs not exceeding four (4) square feet in area and advertising the sale, rental, or lease of the premises on which the sign is located shall be permitted on any property.

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**Motion** by Budi with a second by Denes to accept the discussed changes to the proposed Conservation District. Roll call: 5 yeas. The completed Conservation District amendment will be provided to the Board and included with the minutes.

**New Business** – none.

**Motion** by Ickes with a second by Rollin to adjourn. Vote: 5 yes, meeting adjourned at 8:18 P.M.

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Signed Chairman

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Attest, Secretary