

**Draft**

HUNTINGTON TOWNSHIP ZONING COMMISSION  
45955 STATE ROUTE 162

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**Minutes of January 17, 2023**

The Huntington Township Zoning Commission held a regular scheduled meeting January 17<sup>th</sup> 2023 called to order at 7:13 PM with the pledge of allegiance by Vice Chairperson Tom Murray. In attendance: Tom Murray, Rita Rollin, John Wilkinson, Bob Budi, Zoning Inspector Nora Klebow, and Secretary Sheila Lanning. Todd Denes and George Webb were absent.

Secretary Lanning administered the Oath of Office to returning Board member Rita Rollin. Term dates are 1/1/2023 to 12/31/2027.

**Motion** by Rollin with a second by Wilkinson to approve the minutes of December 20, 2022 as written. Roll call: 4 yeah.

Secretary Lanning opened the floor for nominations to Chairperson for 2023. **Motion** by Budi with a second by Rollin to nominate Tom Murray for 2023 Chairperson. Hearing no further nominations, a vote was taken with 3 yeah and 1 (Murray) abstained.

Chairman Murray opened the floor for nominations to Vice Chairperson for 2023. **Motion** by Murray with a second by Rollin to nominate George Webb to Vice Chairperson for 2023. Hearing no further nominations, a vote was taken with 4 yeah. Lanning to inform George Webb.

**Zoning Inspector** – Klebow: Trustees updated several fees at their meeting 1/3/2023 and included a discretionary fee for noncompliance. The Lorain County Prosecutor determined that a non-compliance fee was not legal, however charging an amount beyond the standard fee amount for not getting a permit in a timely fashion is acceptable. The Trustees gave the Zoning Inspector the authority to use discretion in assessing the amount up to four times the standard fee. Renewal of conditional permits is scheduled for 1/31/2023. The Ukrainian Youth Camp started in 1964 and Zoning started in 1969. They have been grandfathered in under the Residential Agricultural District. They recently met the state requirements for upgrading their wastewater facility and were considering rezoning to Recreational Commercial. They are a nonprofit and would probably not benefit from rezoning. Passed out a list of current activities. The Trustees are currently working with the Kozik and Reveglia property owners on clean-up activities. Visited the Kozik property with the Lorain County Prosecutor and discussed the legal meaning of “disabled vehicle”. Discussion on the Board regarding vehicles that do not have a license plate. Previous thoughts were that these were the vehicles that constituted “junk”, however, the legal description is “disabled vehicle”.

**Previous Business** – Murray read the previously developed and submitted (in 2022) Zoning amendment pertaining to Shipping Containers/ Portable storage sheds.

**4.32 CONTAINER, SHIPPING:** (including shipping containers for temporary storage *effective 2022*) Any structure designed to store goods or transport products by air, water, rail or road (Resolution 32-10, 4-5-2010) These include but are not limited to: Box truck boxes, van and truck bodies, semi-truck trailers and shipping containers.

**6.15.3** If a property owner wishes to use any “shipping container” they must follow the same regulations as listed for temporary trailer for living space 7.4.

**7.4.2** A refundable and signed permit fee of (See township schedule of fees) will be filed with the Zoning Inspector for a period not to exceed one year for the use of a shipping container. This fee will not be refunded if the shipping container is on location for more than the allotted time period. A container cannot be used for more than a year. The fee is refundable to the property owner within 30 days after the removal of the container. Should the container remain on the property the township trustees will

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use the fee to pay for the removal of the container. With the understanding that the proposed amendment did not “allow” shipping containers but provided a temporary time frame and monetary fee for any containers.

Murray stated the Trustees did not pass this amendment and therefore there is no reason to re-visit shipping containers at this time. They were never allowed and were never going to be allowed so there is no need to kick this further down the road. **Motion** by Murray with a second by Rollin to table any shipping container amendment and leave as is currently described in the Zoning Resolution. Roll call: 4 yeah.

**New Business-** Murray stated his intention to start into 2023 with a plan. The work on road standards will be taken up at the February meeting and the recently forwarded email from a resident concerned with zoning for prohibiting development of a bio/solid’s facility will follow. Zoning Inspector Klebow talked to Lorain County Prosecutor Mangan on the issue of a bio/solid’s facility in Grafton Township where construction is proposed. The facility proposed in Pittsfield Township in 2012 was a waste lagoon or pond like structure. The Grafton Township facility is different. The company that purchased the land to build the facility is Grow Now, a subsidiary of Quasar. There is also an understanding that LaGrange Township is looking into zoning to prohibit this type facility. Will be attending the Ohio Township Association conference next week and intend to ask some pertinent zoning questions. Budi mentioned the fight years ago by Citizens Against Pollution to prevent a hazardous waste incineration facility in Nova.

**Public Comments** – none

**Motion** by Budi with a second by Rollin to adjourn. Roll call: 4 yeas, meeting adjourned at 8:09 PM.

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Signed Chairman

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Attest, Secretary