

Draft

**HUNTINGTON TOWNSHIP ZONING BOARD OF APPEALS
45955 STATE ROUTE 162 WELLINGTON OHIO 44090**

June 9, 2021

MEETING: The Zoning Board of Appeals held a special scheduled public Meeting on June 9, 2021 called to order by Carl Strekely with the Pledge of Allegiance at 6:00 P.M. at the Huntington Township Hall.

IN ATTENDANCE: Carl Strekely, Jonathon Traut, Paul Dria, Dan Goble, Lee Ann Hastings, Chris Hastings, Dana Depew, Brian Egelston, Doug Hastings, Bob Budi, Dean Rollin, Bonnie and Brian Brodrik, Secretary Sheila Lanning and Zoning Inspector Dennis Finkel. Josh Maples was absent

Motion by Traut with a second by Dria to approve minutes of the 3/3/2021 public meeting as written. Roll call vote: Dria –yes, Goble –yes, Strekely –yes, Traut -yes.

NEW BUSINESS:

Secretary Lanning administered the Oath of office to the Board members. Chairman Strekely administered the Oath to anyone who intended to speak.

Chairman Strekely read the first item on the agenda, an application from Chris Hastings to operate a home occupational business CJ Motorsports. The application stated one person working at the business, small engine repair. Traut: what is technically small engine repair. Hastings: snowmobiles, weed eaters, 4 wheelers, side-by-sides, small engines not automobiles. The accessory building is a 30 x 40 with 8 foot awning on the front. Yes parking and storage beside and behind the building will be required.

Hastings: I don't know what you want, I put up the other fence a couple years ago. I couldn't get parts and everything is backed up. A new fence will be erected within the next month or so to help hide the snowmobiles waiting for repair. Dria: what is the deadline for the new fence. Hastings: hard to make a living when you can't get paid.

Dria: just asking for a time frame. Goble: more beneficial to describe a fence that is measurable and attainable. Hastings: Finkel said he could get dirt that will help with storage behind the building. Traut: fence from back of the building westward will never block the view because of the land slope. Hastings: there will be less stuff because I am selling some, there are a dozen sleds in front now with 6 or 7 behind the building.

Concentrating on quads and four-wheeler repair right now. Goble: what mechanisms do you have to make things work toward this goal. I am all for a personal business but how do we keep it looking like a R1 residential district and still operate your business.

Hastings: I have begun scheduling in work instead of letting them drop off machines.

Lee Ann Hastings: what is he violating, health, property values or what? Finkel: all the above, should not be a salvage yard, shouldn't look like a business, should be the least obtrusive to your neighbors; Prosecutor called to look at other properties that need cleaned up. Traut: Prosecutor called to look at properties that do not have a conditional permit, they can point to your business as an example. Goble: the business doesn't fit into these conditionally permitted categories in a Residential/Agricultural district. Your even more unique in the residential area. Brian Egleston: thank the Board for setting standards for our area, curious about the standard the Board is looking for in this case.

Strekely: I have been on the Board for 5 years, there is always an issue and this got out of hand in front and behind the building. Each year we sent a letter, we want you to

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succeed but we also want you to clean up. Hastings: I did exactly what you guys asked of me, if that was not enough than why didn't you inform me. Traut: you were informed several times previously to clean up. Goble: Previous letters sent informing you to clean up. Traut: we understand that in 2020 you were handcuffed due to COVID, that is when this came to a head. There is no value in a fence that will only hide 10 machines. Hastings: I have been telling people to wait and bring their machines up in a few weeks to keep it neat. Goble: Previous letters were sent, should we discuss approving the permit while asking for additional clean-up. What is the guarantee you will full fill it this time? Traut: how many units average on site. Hastings: the shop is full with 5 or 6, there are 12 or 13 (4) wheelers between the fence & building and 8 or 10 machines behind the building for parts. Goble: it all comes back to letters, requests prior and failure to follow through. The original application stated you would keep all the equipment under the awning. The original request has been molded around you. Finkel: They asked you to put some type of organization for everything brought in there. Hastings: it is organized now. Traut: if you talked to 10 people here they would say they appreciate and want you here. Egleston: what does the Board believe is acceptable. Goble: If you wouldn't see the equipment it would be a true home occupation NOT a business. That would be a perfect scenario. Traut: Read aloud a letter sent in 2015 asking to clean up. Hastings: I don't have the letter, don't remember getting the letter. Traut: these letters were based upon your original application. Egleston: what is the roadmap to get concerns addressed. Traut: Attendance at our meeting would have been a good start. Maybe yearly tweaking of the work. Finkel: you need to set your time schedule for getting things done. Lee Ann Hastings: parts were taking very long to come from Artic Cat due to COVID. Noticed the same issue happened to a business in Ashland. Goble: This has been growing since 2015, need to have goals, there were never truly measurable metrics. There are measurable strict rules in the B1 district but how do we measure in the R1 under a conditional permit. Finkel: he has already cut down the stuff by two thirds. Hastings: Once I get caught up, I have reconditioned how I take in stuff so it doesn't come to stay. I will work my hardest to manage it to make it neat. Traut: The conditional use was for a repair not a scrap yard, we are halfway through 2021 now and everyone understands the issue. Lee Ann Hastings: he has started to charge them for not picking up their stuff. Depew: I live adjacent to Chris and I am willing to help build a fence and clean up so he can see a way forward. Budi: suggest to customers they pick up machines till you can get to them. Hastings: moving broken sleds is very difficult, working on the truck leaving there also. Traut: suggest copies of original application for next year.

Motion by Dria with a second by Traut to approve the application from Chris Hastings for a home occupation permit for snow mobile repair. Roll call: 4 yeas.

Chairman Strekely called to order the second item before the board. An application from Rollin Land LLC (Dean Rollin) for a variance of zoning restriction. Chairman Strekely administered the Oath to anyone who intended to speak. Chairman read aloud the application: "I have two lots on Clark Road one lot is 350 feet frontage and 4.44 acres the other lot is 109 feet of frontage and is 1.17 acres. I would like to flip the orientation of the lots, then Verizon cell tower would then sit upon the 109-frontage lot and I could maintain my lease agreement with Verizon. Then I would be able to sell

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the 350-foot frontage lot as a buildable lot without deed restrictions.” Finkel: The County will not recognize this until it goes through the Zoning Appeals Board. Goble: The list of adjacent property owners does not include the Broderick’s who were sent a registered letter and are in attendance. Goble: what is the answer to question #2 A, B, C, on the application for the variance. Finkel: Question #2 is not pertinent to this situation, maintaining the lease with Verizon on one lot and making the other lot buildable is the intent. Rollin: Can’t do anything with the property as it is, need to make the previous smaller lot bigger to sell and the Verizon cell tower lot needs to meet the lease agreement. Strekely: if the swap is made than the Verizon cell tower lot is unbuildable. Rollin: could sell the bigger lot. Traut: making the one lot buildable could bring in people to the Township, as it is now both lots are unusable.

Motion by Strekely with a second by Dria to approve the variance as presented by Rollin Land LLC, Dean Rollin member. Roll call: 4 yeas.

ADJOURN: **Motion** by Traut with a second by Dria to adjourn. Vote: 4 yeas. Meeting adjourned at 7:46 PM.

Signed

Chairperson

Attest:

Secretary