

Draft

HUNTINGTON TOWNSHIP ZONING COMMISSION
45955 STATE ROUTE 162

Minutes of July 20, 2021

The Huntington Township Zoning Commission met in regular scheduled session starting 7:00 PM at the Township Hall building called to order with the pledge of allegiance by Lyn Ickes. Roll call vote with the following present: Tom Murray, Bob Budi, Lyn Ickes, George Webb, Dennis Finkel and Secretary Sheila Lanning. Todd Denes and Rita Rollin were absent.

Motion by Budi with a second by Murray to approve the minutes of June 15, 2021 as written. Vote: 4 yes.

Zoning Inspector- Contacted by resident Gerald Largent asking how to have his property rezoned as Business. He wants to relocate his business of printing to his property on State Route 162. When the paperwork is complete, the Zoning Commission will hold a Public Hearing on his re-zoning request. Murray: what changes when property goes to Business from Residential / Agricultural. Finkel: mostly tax base is the only change. Largent prints on things, promotions. Ickes: we could disapprove the zoning change and let it be appealed to the Zoning Board of Appeals as a yearly conditional permit. Than after time it can be re-zoned. Lanning: The Zoning Commission revised the Township Zoning in 2015 to eliminate spot zoning.

Previous Business – Received notice from Lorain County Planning Commission on the proposed new Conservation District overlay. Recommendation was to disapprove the amendment due to the math in a scenario where a developer cannot get a sufficient number of units if 75% of the lots must be 2 or more acres. Suggestion was to remove the limit on 1 acre lots to make it workable. Discussion on cluster homes and allowing more than the current 15% to something closer to 35%. The other solution would be to increase the allowance of 1 acre lots from 25%. **Motion** by Murray with a second by Budi to increase the allowance of cluster homes from 15% to a range of 30% to 40%. Roll call: 4 yeas. Next meeting 8/17/2021 will be a public hearing on the proposed new Conservation District. The Trustees will hold a public hearing expected to be on September 7, 2021.

Public participation – none.

New Business – Trustees adopted the Land Use Plan on 6/21/2021, Lanning: Ohio Township Association Legislative Alert received: The House passed SB52 that allows County Commissioners to designate all or part of the unincorporated area of the county as a restricted area prohibiting construction of wind farms and/or solar facilities.

Motion by Ickes with a second by Webb to adjourn. Vote: 4 yes, meeting adjourned at 7:49 P.M.

Signed Chairman

Attest, Secretary