

Draft

HUNTINGTON TOWNSHIP ZONING COMMISSION

45955 STATE ROUTE 162

Minutes of February 21, 2023

The Huntington Township Zoning Commission held a regular scheduled meeting February 21, 2023 called to order at 7:06 PM with the pledge of allegiance by Chairperson Tom Murray. In attendance: Tom Murray, Rita Rollin (arrived at 7:09), John Wilkinson, Bob Budi, George Webb, Zoning Inspector Nora Klebow, and Secretary Sheila Lanning. Todd Denes was absent.

Motion by Budi with a second by Wilkinson to approve the minutes of January 17th, 2023 as written. Roll call: 4 yea, Rollin had not yet arrived.

Previous Business – Murray read through the information of the Grafton Township Road standards previously submitted by Trustee Holmes for Zoning Commission review. There is a little overlap with the newly developed amendment for Conservation District Overlay. The Grafton Township standards has detailed information about storm sewers and road construction. Questions on application to Huntington and what do we want to take from this. Webb: cities have fully developed departments like engineering that governs storm, sewer and road. Not sure what we have that is equivalent. Klebow: think this is meant to be preemptive. Murray: may want to have someone that is more knowledgeable about roads to discuss this. Is McMillan road our responsibility. Lanning: it is the Township's responsibility, the two side roads: Dorothy and Becky are not constructed yet. Webb: the side roads Dorothy and Becky should be the Township's responsibility for maintenance but not for construction. Looks like Becky Road is a right of way for property to the East. Lanning: does the adoption of road standards come into play if/when Becky is constructed. Klebow: we need the legal document before we can determine more about Becky Lane. Murray: back to Grafton Road standards, not sure where Grafton got this standard documentation. Rollin: Grafton uses the Lorain County Engineer but they have more subdivisions. Webb: maybe we should pull the Lorain County Standards and put in our zoning a caveat to reference those standards. Klebow: I can call the Grafton Zoning Inspector also and find the history of this section. Murray: Grafton also references future sanitary sewer development, when we were developing the Conservation District overlay we decided sanitary sewers were pretty far out in the future. They also reference water and fire hydrants, we are not similar to Grafton in many respects. I can see us maybe piecing this for what is pertinent to us. Webb: I think we should be looking specifically at the road construction. Murray: besides McMillan what was the last new road in Huntington. Lanning: I think the piece of Baker that is north of Bursley and south of the Charlemont Creek was the newest road before McMillan. Webb: and the County probably built it to standards. Discussion returned to the status of Becky Lane off McMillan. Murray: Grafton also goes into detail of road construction guarantees, warranties and no private streets. Need to be educated on how the current system works. Webb: need to start where the County standards are, there is a website called "am legal" that is a place to start. Lanning: financially the Township can maintain their roads from funds they receive: Ohio Gas Tax, License Tax renewals, \$5.00 additional on license renewals, interstate motor vehicles and there is some property tax money specifically for roads. Rollin: do we have to spell out the detail in our Zoning or just reference the standards. Webb: that is what we need to look up, the standards. Murray: next logical move is to see what the County has and go from there. Webb: will look into the County Standards.

Zoning Inspector – Klebow: Provided an updated report on the status of Zoning permits and letters. Clean up efforts by Kozik is progressing, Brietkrenz and Patton shipping containers are being addressed. Patton might be grandfathered and has expressed willingness to address. Brietkrenz brought

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in the container after a barn fire and has intension of rebuilding a barn. Still need to meet with Kidney and ask for his scrap yard permit. Wells submitted their conditional use application and the public meeting is 3/7/2023. Dostal is working to address the shipping container by removing it or building a foundation. Discussion on the cost and efficiency of building a foundation. Murray: we don't want to give building advice but we should reference and steer them in the correct direction. Klebow: I gave him the information and the definition about foundation. He was thinking of putting walls and calling it a shed, but a shed must be 200 square feet or less and this is bigger. Talked with Tessa Morrison associated with the West Road RV, Shipping Container and wood selling business. Mother of son running the chipper/wood business claims she will change the business address with the Secretary of State. Many issues at this location will take some random checks on validity of assertions and compliance. Reveglia on West Road given until 5/1/2023 to remove shipping container by Trustees. Thomas Phillips on Stewart and Rt 58 made a messy condition with cleaning of pond that existed on property. In addition, there are trailers parked off Rt 58 that look like farm vehicles. Pictures will be taken. The zoning appeals board is meeting 3/7/23 for the Ferguson conditional permit renewal and to consider a new conditional permit for Lyn's K9 corner on SR 162.

New Business- none

Public Comments – none

Motion by Budi with a second by Rollin to adjourn. Roll call: 5 yeas, meeting adjourned at 8:09 PM.

Signed Chairman

Attest, Secretary