

Draft

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

March 7, 2023

MEETING: The Zoning Board of Appeals held a special scheduled public meeting on March 7, 2023 called to order by Dan Goble with the Pledge of Allegiance at 7:00 P.M. at the Huntington Township Hall.

IN ATTENDANCE: Paul Dria, Dan Goble, Jonathon Traut, Doloris O'Connor, Zoning Inspector Nora Klebow, Secretary Sheila Lanning, Michael Hozan, Chris Ferguson, Leisha Kowski, Lynn Wells and Swayne Wells.

Chairman Goble: The minutes of the previous meeting of the Board have been distributed, any corrections to the minutes will be entertained. Hearing no amendments, **Motion** by Dria with a second by Traut to accept the January 31, 2023 minutes as written. Roll call vote: Dria= yes, Goble= yes, Traut= yes, O'Connor= yes.

Chairman Goble: With four members present, there is some unfinished business. The Board needs to schedule a Public Meeting to hear a request from Jill Fox and Michael Hozan pertaining to a temporary variance request. **Consensus** to set the public meeting for Wednesday March 22, 2023 at 7:00 PM.

Chairman Goble: Will the Secretary read the agenda for the Zoning Board of Appeals. Secretary: 1) Renewal of a Conditional Use Permit for Christopher Ferguson of McMillan Road. 2) Application for a Conditional Use Permit from Lynn's K9 corner of State Route 162.

Chairman Goble: To those of you present at this meeting, the burden of proof is upon the applicant, applicants here today have a right to have an attorney present. I will now give the Oath to all individuals who intend to give testimony, introduce documents, or provide comments. All individuals please stand and raise your right hand. "Do you swear to tell the truth, the whole truth and nothing but the truth so help you God?"

Chairman Goble: "I now call for abstentions by any board member who has a conflict of interest pertaining to this specific matter before the Board". Hearing no abstentions, we will continue discussion on the Conditional Use Permit from Swayne & Lynn Wells for a 4.57 Home Occupation permit. Chairman summarized the application: a conditional use permit for one-person business of dog grooming to take place primarily in an outside shed and the front 200 square foot of the home, no outside storage, a sign will be moved to the shed from previous location by the road. Lynn Wells: it is removed from the Road and will be put on the shed. Goble: no construction equipment, there will be pick up and drop off of animals 9:00 AM to 3:00 PM. Zoning Inspector Klebow: No concerns or issues were received. The business has been operating for a while with the knowledge of the former Zoning Inspector, they built a new shed for the work to operate within the shed. The shed has now been properly permitted and I have no knowledge of opposition from neighbors. Chairman Goble: "The applicant may now present their case, if you have anything to say you can do so now" Lynn Wells: I don't have anything, my shampoos are hypo allergenic and good for the environment. Chairman Goble: "This hearing is complete. The Secretary will poll the members to register their individual yes or no vote." Roll call vote: Dria= yes, Goble= yes, Traut= yes, O'Connor= yes. Chairman Goble: Four yes votes and zero no votes, the conditional use application has been approved.

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Chairman Goble: Second application is Zoning Application Renewal of Conditional Use from Ferg’s Construction LLC on McMillan Road. From the original application: storage of construction equipment for a directional drilling business with 6 people employed, small space in the basement, no commercial delivery, hours of 7:00 AM to 5:00 PM, a few small sheds, no sign will be erected and no parking behind the pole barn. “I now call for abstentions by any board member who has a conflict of interest pertaining to this specific matter before the Board”. Hearing no abstentions, the Zoning Inspector may clarify or submit remarks. Zoning Inspector Klebow: One neighbor opposed this permit last year because of visible equipment and misc. materials on the site. Visited the site on February 11th, and Mr. Ferguson has done a good job of cleaning up the materials and equipment. Any equipment previously on the neighbor’s property has been moved. The applicant has purchased new property to move the business, we are working with him in moving to the new property. He has acted in good faith in procuring the property so that he can operate the business in a Commercial area. Christopher Ferguson: I am moving in the right direction, hopefully it won’t be there much longer. Chairman Goble: last time the trailer was located on neighbor’s property, has that been moved. Christopher Ferguson: I had a storage container that is gone, I rent a yard in Medina where stuff can be stored. The issue the neighbor can complain about is the dirt, but that is not on this property. The dirt is on adjacent property that is for sale. That is another issue with a box culvert for the other lot. I called the Lorain County Engineer and guy named Steve told me if the parcel is to McMillan Road than the drive would have to come off McMillan Road and requires a box culvert or a bridge. That is why the dirt is there because the box culvert will go in and the dirt over it. The culvert will cost about 15 thousand. Nora Klebow: maximum height for dirt is 6 feet but that is not the lot upon which this business operates. So we don’t want to mix metaphors, the Trustees did some research also on the stub street. Board discussions continued on the new property purchase and related business move. Nora Klebow: I can ask the Prosecutor regarding property that is zoned both Residential and Business. Chairman Goble: “This hearing is complete. The Secretary will poll the members to register their individual yes or no vote.” Roll call vote: Dria= yes, Goble= yes, Traut= yes, O’Connor= yes. Chairman Goble: Four yes votes and zero no votes, the conditional use application has been approved.

ADJOURN: **Motion** by Dria with a second by O’Connor to adjourn. Roll call vote: Dria= yes, Goble= yes, Traut= yes, O’Connor= yes. Meeting adjourned at 7:29 PM.

Signed _____
Chairperson

Attest: _____
Secretary