

Draft

HUNTINGTON TOWNSHIP ZONING COMMISSION
45955 STATE ROUTE 162

Minutes of March 16, 2021

The Huntington Township Zoning Commission met in regular scheduled session at 7:00 PM at the Township Hall. Lyn Ickes called the meeting to order with the pledge of allegiance. Roll call vote with the following present: Lyn Ickes, Bob Budi, Rita Rollin, Chris Hastings, LeeAnn Hastings and Secretary Sheila Lanning. Todd Denes, Tom Murray and Dennis Finkel were absent. Lanning informed the Board that Robert Cleary has resigned.

Motion by Budi with a second by Ickes to approve the minutes of January 19, 2021 as written. Vote: 3 yes.

Zoning Inspector- absent

Public participation – Chris and Leeann Hastings attending because the Zoning Appeals Board sent a letter informing them that their 2021 annual conditional permit was not renewed and they should cease operating their business in 90 days. Chris Hastings looked up the meeting date on the web site and did not realize the Zoning Commission and Zoning Board of Appeals are separate. He explained that he tried to clean up around his business but COVID hampered his efforts to get parts for broken sleds, the fence he put up is high enough to cover anything “handlebar” height and that the issue was never with the items stored behind the business building but in front. Ickes explained that Hastings should contact the Zoning Inspector. Lanning to inform the Zoning Board of Appeals members of his attendance.

Old Business – Ickes said the Land Use Plan is moving along but not complete. The County has no Huntington Township Land Use Plan on record. Ickes volunteered to take the Land Use Plan to County Planning Commission after approved by Trustees. Ickes explained that she sent 18 zoning questions to Board members and received back two answers. The Board opened discussion on the questions: 1) how much green space will you require and will there be any room for negation in the review phase. Board Discussion= 40% minimum with negotiation, 50% or 60% maximum with negotiation. **Consensus** that it should be 50% with negotiations no lower than 40%. 2) What features in particular are you trying to protect? Board Discussion= Country setting, streams and forest. The preservation of streams is currently EPA protected therefore not included. Ickes= would behoove us to put riparian structure in our zoning. Our Country setting is the biggest thing. 3) Will farming be allowed in the green space? Will it be specific to just row cropping or would livestock be allowed for grazing? Board Discussion= farming can be allowed but there was not a consensus on animal farming. With today’s septic systems, developments are going in on as little as 25 acre. Rollin= it depends upon what kind of Agriculture / Farming you are talking about. It could be crops, gardens, apple orchards, or animals like chickens or beef. Budi= responded yes to the question but it depends upon the size of the development. Board agreed to discuss the question further. 4) What are your minimum and /or maximum lot sizes? **Consensus** of 1 acre to 3 acre lots. A) Given a maximum would you allow a percentage of that if large enough to “not” be maintained as lawn? B) And would that area whether naturalized or mowed be allowed to be counted for green space if deed restrictions were place on it? 5) Would you consider varying lot frontages? **Consensus** is yes to allow varying lot frontages from minimum of 150’ frontage by 300’ or approximately 1 acre. Also Maximum 350’ frontage to 400’ or approximately 3 acres. This would meet the current

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setback requirements. 6) What, if any will you allow for square footage or percent of lot covered? Is this something that should be considered in your underlying zoning as well? Board Discussion= trying to fit this percentage in both 1 acre and 3 acre lots would make it necessary to build upward to maintain the square feet needed to meet the minimum home size of 1400 feet. *Consensus* that the percent should be 30% up to 35%.

New Business – none

Motion by Rollin with a second by Budi to adjourn. Vote: 3 yes, meeting adjourned at 8:26 P.M.

Signed Chairman

Attest, Secretary