

Draft

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

July 26, 2022

MEETING: The Zoning Board of Appeals held a special scheduled public hearing on July 26, 2022 called to order by Vice Chairman Paul Dria with the Pledge of Allegiance at 7:00 P.M. at the Huntington Township Hall.

IN ATTENDANCE: Carl Strekely, Paul Dria, Jonathon Traut, Doloris O'Connor, Zoning Inspector Matt Combs, Secretary Sheila Lanning, Chris Ferguson, Leisha Kowski, Alan Smith, Bruce Barth, Cheryl Barth, Mary Ann Cigantis, Jerry Cigantis, James Dawson, Kristine Dawson, Robin Rickman, Kirk Rickman, Jim Brasee, Paul A Heim, Pat Weber, Deborah Wise, Randy Wise, William W Sikora.

Vice Chairman Dria asked for the administering of the Oath of Office to appoint Doloris O'Connor to the Board with a term ending 12/31/2026.

Vice Chairman Dria asked for roll call with four members present: Jonathon Traut, Carl Strekely, Paul Dria and Doloris O'Connor.

Vice Chairman Dria: To those of you present at this meeting, the burden of proof is upon the applicant. The applicant here today has the right to have an attorney present. Sheila Lanning 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?"

All attendees stood and unanimously answered "I Do".

Vice Chairman Dria: Called for abstentions by any board member who has a conflict of interest pertaining to these specific matters before the board.

Vice Chairman Dria read the application submitted by Mr. Christopher Ferguson for a home occupational permit. Mr. Ferguson answered yes to each reply he wrote on the written application. Dria: what are things doing on another persons' property. Ferguson: I have a verbal, handshake agreement allowing me from the owner of the property. He (Rocco P Pizzuri) was going to attend tonight but could not make it. I have another yard in Medina where other equipment is stored. I am looking at other property due to expansion of the business. Strekely: does equipment come in every night Ferguson: no, only Monday through Friday. Paul Heim: there is a mountain of dirt and equipment muddying McMillan Road, 4 wheelers, noise, diesel engines running on Saturday and Sunday. Someone there on weekends with what sounds like impact wrenches. They usually arrive at 6:30 AM and leave at 7:00 AM Monday through Friday. Houses on this road sell for above \$350,000.00 and having this construction type business will hurt property values. This is a residential neighborhood and this also hurts the Community. Robin Rickman: the construction vehicles pass my house every day with no problems. Paul Heim: there is all kinds of equipment, they dig ponds also. If someone wants to sell and get the most money for their property having this business will hurt values. I believe

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it is an eyesore, at first when I moved here I did not know it was a business but it has grown. I have been complaining to neighbors, (former Zoning Inspector Dennis Finkel) and everyone for years now. Matt Combs: the dirt pile will go away when the lot is sold, I drove McMillian Road and did not see any oil on the road. Jim Brasee: house value is highest ever right now regardless, he has to bring in dirt for a culvert. Ferguson: Dennis Finkel told me there can not be a house built on Becky Lane until a culvert is installed. Traut: I was told to remove a trailer and my dirt on Bursley and I complied. Ferguson: Dirt is on the adjacent property and is going to go. Al Smith: going to buy the lot and will need the dirt. Paul Heim: we live in a Residential area and this is doing harm to our homes and the community. Jim Dawson: we will need the dirt and asked if it was ok. Ferguson: operating since 2015, this is temporary till I find something suitable. Dria: more equipment here or Medina? Ferguson: Medina, leave in morning come back at night. 4 or 5 trucks and I have 6 guys. Traut: you need to get in compliance by getting the trailer out and get equipment off neighbor's property. Paul Heim: I have nothing against making a living but not at the expense of neighbors. Christine Dawson: Christopher is my brother and he bought some property in Sullivan and ran into issues with building his business there. Pat Weber: I am new to the neighborhood and I have no problem with the business. Doloris O'Connor: would a fence around equipment help? Paul Heim: no, it would not. Strekely: drove past recently and saw white box truck. Traut: I don't see a difference between farmers with tractors and this business. The farmers can't do anything about noise when working field either. I suggest you get into compliance by getting the trailer out of there and get things off other property. This conditional permit will have to be renewed in January 2023 and we will see what you have accomplished. Jim Dawson: an eyesore is the house at the end of McMillian Drive. Matt Combs: stopped at that house and talked to them, they just had a child in intensive care and were not able to cut their grass for a while.

Motion by Traut with a second by Strekely to approve the conditional permit with the stipulation that Mr. Ferguson has 90 days allowance to get the trailer out and move off other property. Roll call vote: Jon Traut= yes, Carl Strekely= yes, Paul Dria= yes, Doloris O'Connor= yes.

Vice Chairman Dria: The minutes of the previous meeting have been distributed prior to this meeting. Hearing no corrections to the minutes there was a **Motion** by Traut with a second by Strekely to approve the minutes of 3/29/2022 as distributed. Roll call vote: Jon Traut= yes, Carl Strekely= yes, Paul Dria= yes, Doloris O'Connor= yes.

ADJOURN: Motion by Dria with a second by O'Connor to adjourn. Roll call vote: Jon Traut= yes, Carl Strekely= yes, Paul Dria= yes, Doloris O'Connor= yes. Meeting adjourned at 8:03 PM.

Signed

Chairperson

Attest:

Secretary