

Draft

HUNTINGTON TOWNSHIP ZONING COMMISSION
45955 STATE ROUTE 162

June 20, 2023

The Huntington Township Zoning Commission held a regular scheduled meeting June 20, 2023 called to order at 7:01 PM with the pledge of allegiance by Chairperson Tom Murray. In attendance: Tom Murray, John Wilkinson, Bob Budi, George Webb, Zoning Inspector Nora Klebow, Trustee Walter Rollin, Lyn Ickes and Secretary Sheila Lanning.

Motion by Webb with a second by Budi to approve the minutes of May 16, 2023 as written. Roll call: 4 yeas.

Previous Business – Webb presented a draft zoning amendment for roadway construction standards. “All proposed roadways within Township limits, private or dedicated, must adhere to all Lorain County Engineering Department and Ohio Department of Transportation construction standards and specifications.” Discussion on adding this amendment to the Zoning section 6.4 of General Regulations. Ickes: asked why the addition of this language unless the Township is putting in a road. Murray: The Board was given a copy of Grafton Township Road construction as an example. The decision was made by the Board to keep the amendment simple and not specific like the Grafton Township’s example. Ickes: Becky Lane and Dorothy Drive are not streets, they are stubs. Ohio Revised Code states that a street has to be a dedicated street found on the Lorain County Engineer’s official map.

Ickes: There are issues with other Lorain County Townships concerning “paper roads”. Suggest the Board consider amending the Zoning 6.9.11 “improved and/or maintained public road of record”. Becky Lane was questioned by a property owner about 1 year ago. Klebow: I believe that question/issue has been resolved recently. Ickes: if the owner insists upon using Becky Lane as a “road” the ORC section 5553.09 states they can be charged for the road improvement. Becky Lane and Dorothy Drive are required to be put in by subdivision revision. Murray: the language addition to 6.9.11 would close the loop hole. Ickes: provided copies of streets of record stuff. Webb: if Township accepted it would have to make improvements? Ickes: yes. Discussion continued on roads and time limit to improve “paper roads”. Ickes: we are now at the 21-year mark for Becky Lane and Dorothy Drive so the Township does not have to accept those roads if they have not been improved. The Township can vacate Becky Lane but the property owner would still have a McMillan Drive address and need to install a culvert in a future driveway.

Walt Rollin: attending to ask about the required setback from a property line for the erection of a fence. A resident asked and there is only a maximum height in the Zoning. Klebow: the maximum height is the only Huntington Zoning requirement. The ORC language has set back requirements for electrified fences and also recording requirements for electrified fences on property lines. **Consensus** to discuss the issue of fences at next meeting.

Zoning Inspector – Klebow: Provided an updated report on the status of Zoning permits and letters. Working on getting shipping containers removed from the Township. Kozik of Hawley Road made more progress, removed 12 more vehicles and plan on removal of 10 by July 3rd. Dostal on Smith Road shipping container for sale. Received notice today of a shipping container on Stewart Road West by the Railroad tracks. Rollin: that belongs to the contractor working with the railroad to install crossing gates. Klebow: responded already and will keep an eye on the status. Jeff Jones of Griggs Road is apparently living out of two shipping containers. Voice mails have been exchanged. Discussion in the group with the recommendation from Ickes to also call Health and Human Services

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about Mr. Jones living in shipping containers. Klebow: met with Taylor of Stewart Road and Lorain County Prosecutor Tom Mangan. Mr. Mangan agrees there are issues that need addressed, will work with them to keep moving on his construction projects and informed him that he needs a Conditional Use Permit to operate a business at his residence.

Barndominium were discussed and previous determination to charge as if all the square footage is living space for zoning permit requirements was again agreed upon.

New Business- none

Public Comments – none

Motion by Budi with a second by Webb to adjourn. Roll call: 4 yeas, meeting adjourned at 8:18 PM.

Signed Chairman

Attest, Secretary