

**Draft**

HUNTINGTON TOWNSHIP ZONING COMMISSION  
45955 STATE ROUTE 162

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Minutes of May 18, 2021

The Huntington Township Zoning Commission met in regular scheduled session at 7:00 PM at the Township Hall called to order with the pledge of allegiance by Lyn Ickes. Roll call vote with the following present: Tom Murray, George Webb, Bob Budi, Lyn Ickes, Dennis Finkel and Secretary Sheila Lanning. Todd Denes and Rita Rollin were absent

**Motion** by Ickes with a second by Murray to approve the minutes of April 20, 2021 as written. Vote: 3 yes, Webb abstained.

**Zoning Inspector**- Issued 2 permits for additions. The Zoning Appeals Board will hold a public hearing June 9<sup>th</sup> to consider an application from CMH Motorsports for a home occupation and Rollin Land LLC for an area variance.

**Public participation** – none

**Old Business** – The Board reviewed the Land Use Plan. The newly proposed conservation district was reviewed for finalization. Finkel: EPA not giving out sewage treatment permits currently. There was open discussion on how Huntington has stayed away from development. The Board revisited their answer to question #5) Would you consider varying lot frontage? The previous determination was 100’ to 300’ or approximately 1 acre. The **consensus** was to change that to 150’. Also added in **consensus** that no more than 25% of lots can meet the minimum of 1 acre. **Motion** by Budi with a second by Murray to accept the Conservation district items as reviewed. Roll call: 4 yeas.

- 1) Green space will be 40% minimum 50% maximum with negotiation.
- 2) Protection to country setting, streams and forest. Riparian structure 50’ from center of channel.
- 3) Allow farming as **site specific**.
- 4) One to three acre lots.
- 5) Lot frontages minimum 150’ frontage by 300’ or approximately 1 acre, maximum 350’ frontage to 400’ or approximately 3 acres.
- 6) The percent of lot coverage should be 30% up to 35%.
- 7) Not include hard surfaces in percentage of lot coverage.
- 8) Follow underlying zoning of 1400 square feet and section zoning 7.13, beyond that can go to the Board of Zoning Appeals.
- 9) The minimum/maximum square footage of an accessory building should fall within 35% maximum coverage.
- 10) Allow fences if they meet underlying zoning, the home owner’s association can handle fence opacity.
- 11) Setback same as underlying zoning, no accessory buildings in front of houses.
- 12) Signage to follow 7.20 in resident zoning.
- 13) No gated or private community.
- 14) Allow triplex or cluster house one story, Ickes checking on legality of restricting to owners only.

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- 15) No on street parking unless built into street design.
- 16) Allow campers and trucks but need rules that the HOA must maintain.
- 17) Sidewalks will not be required but will be designed by the plan submitted.
- 18) Underground utilities required.

**New Business** – Ickes is planning on getting the Land Use Plan to Trustees for a public hearing June 21<sup>st</sup>.

**Motion** by Ickes with a second by Budi to adjourn. Vote: 4 yes, meeting adjourned at 8:20 P.M.

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Signed Chairman

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Attest, Secretary