

Draft

HUNTINGTON TOWNSHIP ZONING COMMISSION

45955 STATE ROUTE 162

April 16, 2024

The Huntington Township Zoning Commission held a regular scheduled meeting, called to order at 7:10 PM with the pledge of allegiance by Chairman George Webb. In attendance: Bob Budi, George Webb, Rita Rollin, Secretary Sheila Lanning and Zoning Inspector Nora Klebow.

Motion by Budi with a second by Rollin to approve the minutes of March 19, 2024 as written. Roll call: 3 yeas.

Discussion on the zoning amendment passed by the Trustees at their April 15, 2024 public hearing. Trustees passed #2: 6.9.11 “Dedicated and improved public road of record or otherwise approved private street constructed and inspected for conformance to County and Township specifications.” Amendment #1 was NOT passed by Trustees after much discussion and Amendment #3 was not presented to the Trustees by the Zoning Commission after discussion at the March 19, 2024 Zoning Commission public hearing.

Previous Business – The Board began review of cell tower zoning received from Brownhelm Township by comparing it to Huntington Township’s Section #11 Wireless Telecommunication Facility zoning. It is conditional use in residential districts for Brownhelm. Huntington Township’s #11 Wireless Telecommunication Facility was recently found to be insufficient for the Township because it applies to commercial properties and is silent on Residential/Agricultural districts.

Brownhelm purpose: The purpose of these Wireless Telecommunications Facility regulations is to accommodate transmitters, towers, and antennas, for use in providing public or personal wireless services in a variety of zoned districts, contingent upon having met specified requirements, conditions, and design criteria. These regulations will help minimize the visual impact of the towers and associated facilities through landscape buffering, selective design and construction, setbacks for location and the removal of such facilities when no longer in use. These regulations encourage collocation of installations on common towers whenever feasible, minimizing the need for additional towers. This process is directed at maintaining a balance between the Township’s right to preserve its land use policies for health, safety, welfare and aesthetics, while allowing the Federal government to provide for and spur competition in the telecommunication industry. As provided in the Ohio Revised Code, any telecommunications tower proposed to be established in a Residential District, ~~and for which the Board of Trustees sends written notice to the person proposing to construct the tower,~~ shall be subject to the provisions of this Resolution including the following requirements:

Huntington purpose: The purpose of the Wireless Telecommunications Facility chapter is to:

- A. Protect residential areas and land uses from potential adverse impacts of communication towers.
- B. Encourage use of alternate technologies that do not require the use of towers and structures.
- C. Minimize the total number of communication towers throughout the community through encouragement of co-location of installations on common towers whenever feasible.

Board discussed adopting the entire Brownhelm purpose or just “some” of the language. The Board chose to **omit**:and for which the Board of Trustees sends written notice to the person proposing to construct the tower.,

Board chose to **add**:

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7.5.13 Wireless Telecommunication facility= reference Section 11

Board chose to **modify**:

4.30 **WIRELESS TELECOMMUNICATION TOWER:** Any structure that is designed and constructed primarily for the purpose of supporting one or more antennas for telephone, radio and other telecommunication purposes. The term includes, but is not limited to, radio, telephone, and television transmission communication towers, alternative tower structures, and the like. The term includes the structure and any support thereto, and any antenna that may be affixed to such structure. This term also applies to an antenna in the case where the antenna is affixed to a building or other structure that was not constructed primarily for the purpose of supporting an antenna.

Board chose to **modify 11.2 REQUIREMENTS:**

11.2.1 **PERMIT:** Wireless telecommunications facilities shall be a permitted use in B-1 Community Business District or LI-1 Planned Light Industrial District. Wireless telecommunications facilities shall be a conditional permitted use in Residential/ Agricultural district and shall follow the requirements of Ohio Revised Code section 519. A zoning certificate is required for all wireless communication facilities.

Chairman Webb asked the Board to review the next portion of Brownhelm and Huntington Zoning in preparation for the May 21st meeting. Secretary Lanning will be unable to attend the next meeting due to medical surgery for her husband. Chairman Webb stated they would take minutes in her absence.

Zoning Inspector – Report dated 4.16.2024 was reviewed by the Zoning Inspector. It was mentioned that a new distillery business resident attended the 4.15.2024 Trustee meeting to inquire about local requirements.

New Business- Chairman Webb suggested review of solar array farms and Marijuana be addressed after completion of Wireless telecommunication facility zoning.

Public Comments – none

Motion by Budi with a second by Rollin to adjourn. Roll call: 3 yeas, meeting adjourned at 8:14 PM.

Signed Chairman

Attest, Secretary