

**Draft**

## HUNTINGTON TOWNSHIP ZONING COMMISSION 45955 STATE ROUTE 162

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**February 20, 2024**

The Huntington Township Zoning Commission held a regular scheduled meeting February 20, 2024 called to order at 7:00 PM with the pledge of allegiance by Zoning Secretary Sheila Lanning. In attendance: Bob Budi, John Wilkinson, George Webb, Dave Boozer and Secretary Sheila Lanning.

Secretary Lanning opened the floor for nominations of 2024 Chairperson. Budi nominated and Wilkinson seconded George Webb for 2024 Chairperson. No further nominations were made. Roll call: Budi= yes, Wilkinson= yes, Webb= yes. Secretary Lanning turned the meeting over to 2024 Chairman George Webb.

Chairman Webb opened nominations for 2024 Vice Chairperson. Wilkinson nominated and Webb seconded Bob Budi for 2024 Vice Chairperson. No further nominations were made. Roll call: Budi= yes, Wilkinson= yes, Webb= yes.

**Motion** by Wilkinson with a second by Budi to approve the minutes of December 19, 2023 as written. Roll call: 3yeas.

**Previous Business** – Chairperson Webb reviewed the proposed zoning amendments and the recommendations from Lorain County Planning Commission:

1) Adding 6.4 “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.” LC Planning Commission: staff recommendation is to approve the amendment.

2) Amending Zoning 6.9.11 to read: “Improved and/or maintained public road of record”. LC Planning Commission: staff recommendation is to approve the amendment with the following consideration. Staff recommends changing the wording to “dedicated and improved public road of record or otherwise approved private street constructed and inspected for conformance to County and Township specifications”.

3) Amending 6.7.7 to: “Yard Exceptions: Accessory buildings including but not limited to garages. In all districts, detached garages or other accessory buildings may be located no nearer than five (5) feet from side and rear property lines. LC Planning Commission: staff recommendation is to disapprove the amendment. This section of text is meant to offer relief for certain small accessory structures from the regular side yard setback. A 35’ tall 40’ x 60’ accessory building five feet off of the property line would feel very imposing. Staff suggests changing the title to “Accessory buildings under 400 square feet” which is based on the standard size of a two-car garage. All other accessory buildings would have to comply with established 15’ side yard setback.

Discussion on Planning Commission recommendations included looking up the “yard” requirements in B1 district. **Motion** by Webb with a second by Budi to approve all Lorain County Planning Commission recommendations as presented. Roll call: Budi= yes, Wilkinson= yes, Webb= yes. Secretary will publicize a public hearing for March 19<sup>th</sup> at 7:00 to hear comments on the proposed zoning amendments.

**Zoning Inspector** – no report

**New Business-** Discussion on an email from Trustee Holmes regarding Solar Array Farms. Without any Zoning language or recommendation, the Board declined to discuss zoning for Solar Array

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Farms at this time.

**Public Comments** – none

**Motion** by Budi with a second by Wilkinson to adjourn. Roll call: Budi= yes, Wilkinson= yes, Webb= yes, meeting adjourned at 7:58 PM.

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Signed Chairman

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Attest, Secretary