

Draft

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

January 31, 2023

MEETING: The Zoning Board of Appeals held a special scheduled public meeting on January 31, 2023 called to order by Dan Goble with the Pledge of Allegiance at 7:00 P.M. at the Huntington Township Hall.

IN ATTENDANCE: Carl Strekely, Paul Dria, Dan Goble, Jonathon Traut, Doloris O'Connor, Zoning Inspector Nora Klebow, Secretary Sheila Lanning, Dr Francis McCafferty, Colin McCafferty, Matt Combs, Chris Hastings and LeeAnn Hastings.

Secretary Lanning administered the Oath of Office to Doloris O'Connor for a Board term of 1/1/2023 to 12/31/2027.

Secretary Lanning opened the floor to nominations for 2023 Chairperson, **Motion** by Dria with a second by Traut to nominate Dan Goble. Hearing no further nominations, a roll call vote was taken: Strekely= yes, Dria= yes, Goble= yes, Traut= yes, O'Connor= yes. Lanning turned the meeting over to 2023 Chairman Dan Goble.

Mr. Goble opened the floor for nominations of Vice Chairperson for 2023. Dria nominated O'Connor, Ms. O'Connor declined the nomination at this time. **Motion** by Dria with a second by Goble to nominate Jonathon Traut. Hearing no further nominations, a roll call vote was taken: Strekely= yes, Dria= yes, Goble= yes, Traut= abstain, O'Connor= yes.

Chairman Goble: the minutes of the previous meeting of the Board have been distributed, any corrections to the minutes will be entertained. Hearing no amendments, **Motion** by Dria with a second by Traut to accept the December 6, 2022 minutes as written. Roll call vote: Strekely= yes, Dria= yes, Goble= yes, Traut= yes, O'Connor= yes.

Chairman Goble: With five members present, is there any unfinished business? Traut: would the Zoning Inspector bring us up to speed on what is happening around the Township since our last meeting. Zoning Inspector Klebow: Two properties are progressing in clean up efforts, Kozik and Reveglia are working with Trustees and Lorain County Prosecutor's office to address clean-up. Reveglia was given until May 1st to remove a shipping container and Kozik was given until today to show progress on vehicle cleanup. I am soft peddling the container violations by not sending violation letters at this time. I will contact them prior to Monday 2.6.2023 Trustee meeting, if a hostile or no response they will be sent a violation letter. Trustee Lamb did visit with Kozik and has seen the progress or lack thereof. There will be a new conditional use application come before the Zoning Appeals Board from Lyn's K-9 on State Route 162. **Consensus** to set the upcoming Zoning Appeals Board meeting for 3/7/2023 at 7:00 PM. Lanning recommended the Zoning status spreadsheet be sent to the Zoning Appeals Board.

Chairman Goble: Will the Secretary read the agenda for the Zoning Board of Appeals.
Secretary: Conditional Use Permit applications for 2023 received: Francis McCafferty,

HUNTINGTON TOWNSHIP ZONING BOARD OF APPEALS

45955 STATE ROUTE 162 WELLINGTON OHIO 44090

Cornerstone Consultants, Harris Tax Service, Ukrainian American Youth Association, CJ Motorsports. Chairman Goble: To those of you present at this meeting, the burden of proof is upon the applicant, applicants here today have a right to have an attorney present. I 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?"

Chairman Goble: "I now call for abstentions by any board member who has a conflict of interest pertaining to this specific matter before the Board". Hearing no abstentions, the first Conditional Renewal is from Francis McCafferty for a 4.57 Home Occupation permit. Dr. McCafferty asked for the conditional permit to use the residence for a medical office and for an attorney office for son Colin McCafferty. Attorney Colin McCafferty informed the Board that the practice is still ongoing but on a brief break. Lanning spoke as a neighbor to the business stating they are very good neighbors with no issues in having the home occupations now or in the preceding many years. Chairman Goble: "This hearing is complete. Will the Secretary poll the members to register their individual yes or no vote." Roll call vote: Strekely= yes, Dria= yes, Goble= yes, Traut= yes, O'Connor= yes. Chairman Goble: Five yes votes and zero no votes, the conditional use application has been approved.

Chairman Goble: "I now call for abstentions by any board member who has a conflict of interest pertaining to this specific matter before the Board". Hearing no abstentions, the second Conditional Renewal is from Cornerstone Consultants for a 4.57 Home Occupation permit. Discussion on the renewal without Mr. James McAleese present. Zoning Inspector states no complaints or issues were received. Chairman Goble: "This hearing is complete. Will the Secretary poll the members to register their individual yes or no vote." Roll call vote: Strekely= yes, Dria= yes, Goble= yes, Traut= yes, O'Connor= yes. Chairman Goble: Five yes votes and zero no votes, the conditional use application has been approved.

Chairman Goble: "I now call for abstentions by any board member who has a conflict of interest pertaining to this specific matter before the Board". Hearing no abstentions, the third Conditional Renewal is from Harris Tax Service for a 4.57 Home Occupation permit. Discussion on the renewal without Ms. Sipes present. Zoning Inspector states no concerns or issues were received. Chairman Goble: "This hearing is complete. Will the Secretary poll the members to register their individual yes or no vote." Roll call vote: Strekely= yes, Dria= yes, Goble= yes, Traut= yes, O'Connor= yes. Chairman Goble: Five yes votes and zero no votes, the conditional use application has been approved.

Chairman Goble: "I now call for abstentions by any board member who has a conflict of interest pertaining to this specific matter before the Board". Hearing no abstentions, the fourth Conditional Renewal is from Ukrainian American Youth Association for a 4.57 Home Occupation permit. Discussion on the renewal without representation from an association representative. Zoning Inspector Klebow recounted the start of the Youth camp in 1964 and the initiation of Township Zoning in 1969. They are therefore non-conforming to the Zoning Resolution. They typically hold one event a year that could

HUNTINGTON TOWNSHIP ZONING BOARD OF APPEALS

45955 STATE ROUTE 162 WELLINGTON OHIO 44090

annoy neighbors with the renaissance fair. They typically bring in port a potty for use during the Fair. They are continually overseen by the Health Department for their kitchen and cafeteria. They recently upgraded their sewage system to comply with the State. They have thought about rezoning to Recreational Commercial but it might not be in their best interest since they are a nonprofit. They currently have 24 recreational vehicles (two of which are modular units), a bunkhouse, cafeteria and kitchen, toilet and shower facility. Chairman Goble: "This hearing is complete. Will the Secretary poll the members to register their individual yes or no vote." Roll call vote: Strekely= yes, Dria= yes, Goble= yes, Traut= yes, O'Connor= yes. Chairman Goble: Five yes votes and zero no votes, the conditional use application has been approved.

Chairman Goble: "I now call for abstentions by any board member who has a conflict of interest pertaining to this specific matter before the Board". Hearing no abstentions, the fifth Conditional Renewal is from Chris Hastings of CJ Motorsports for a 4.57 Home Occupation permit. Zoning Inspector deferred to the knowledge of the Board in regards to the history of this case. First meeting with Mr. Hastings was December 27th 2022. Stopped by his business and spoke with him, understood there was some history. Mr. Hastings provided an agreement with previous Zoning Inspector Matt Combs showing a 3 phase clean up. Mr. Hastings stated he had made progress or completed two of those three phases before he had a severe accident. Took photographs tonight and provided to Board, believe there has been some clean up since first meeting in December 2022. March aerial photos show dirt provided by the Township behind the workshop and making the area more useable. Mr. Hastings: got the parking lot and almost all the side yard empty before the accident. Called about gravel but needed some measurements that I did not get before the accident. If you let me go to Spring I will finish up. I would have been done if I would not have gotten hurt. You can see the parking lot has been fixed up, I either fixed it or moved it to the back section. There are 2 pieces that I haven't moved yet. Strekely: drove by yesterday and lot of bikes out front. This picture shows moved, overnight? Hastings: those were machines waiting to be picked up, one just came in today and one is mine. O'Connor: when was the last permit issued. Goble: March 29, 2022. At last meeting you mentioned the dirt would be graveled. Hastings: did not gravel due to accident. Goble: when was the accident. LeeAnn Hastings: August 15th, 2022. Hastings: I had till September 2022 per the agreement with Combs. The timeline in the agreement: 5.27.2022 for front yard, 7.28.2022 for side yard and 9.9.2022 for backyard. Strekely: what about the old truck. Hastings: an Oregon State guy wants to buy the truck but we missed connections. Goble: how long the truck been nonoperational. Hastings: five years or so. Strekely: will it be cleaned by March. Hastings: not the gravel because won't be able to get a dump truck back there. LeeAnn Hastings: he is still not physically able. Strekely: what is your time line Hastings: early summer, everything an annoyance will get put behind the shop. The 5-ton truck will destroy the yard to pull it out. If he doesn't want it I will drag to the road and put for sell sign. Traut: understandable excuse, I understand your reason this year, I will oppose next year. I give you the benefit of the doubt this year because a human reason. Chairman Goble: "This hearing is complete. Will the Secretary poll the members to register their individual yes or no vote." Roll call vote: Strekely= yes, Dria= yes, Goble= no, Traut= yes, O'Connor= no. Chairman Goble: Three yes votes and two no

HUNTINGTON TOWNSHIP ZONING BOARD OF APPEALS

45955 STATE ROUTE 162 WELLINGTON OHIO 44090

votes, the conditional use application has been approved for 2023. Klebow: are there stipulations on the conditional use permit. Goble: since we already voted I would think not. Klebow: I would like to work with Mr. Hastings. Goble: there are some things that are not part of the business that I would think are more for you to address.

ADJOURN: **Motion** by Strekley with a second by Dria to adjourn. Roll call vote: Strekely= yes, Dria= yes, Goble= yes, Traut= yes, O'Connor= yes. Meeting adjourned at 7:57 PM.

Signed

Chairperson

Attest:

Secretary