

Draft

HUNTINGTON TOWNSHIP ZONING COMMISSION
45955 STATE ROUTE 162
October 16, 2018

MEETING: The Zoning Commission of Huntington Township held a regular scheduled meeting at the Huntington Township Hall Office on October 16, 2018 called to order by Robert Cleary at 7:00 PM with the pledge of Allegiance.

IN ATTENDANCE: Robert Cleary, Steve Eichinger, Denzil StClair, John Murphy, Lyn Ickes, Zoning Inspector Finkel and Secretary Sheila Lanning. Bob Budi and Rita Rollin were absent.

MINUTES: Minutes were read from the September 18, 2018 Regular scheduled meeting. **Motion** by Eichinger with a second by Cleary to approve the minutes as written. Roll call: 4 yeas.

PUBLIC PARTICIPATION: Lyn Ickes informed the Board that the Trustees are searching for a Land Use Plan Committee members. Hoping for 10 members, get the word out for people who are not all farmers and over the age of 65. Hopefully there will be younger, 16 and over people. Members would be required to attend approximately five meetings, hopefully complete by June 2019. The Land Use Plan drawn in 2013 was never adopted and remitted to the County. Will take the 2013 Land Use Plan and update it. Zoning Commission's job is to bring Zoning into alignment with the Land Use Plan. The Plan gives the Zoning Commission more teeth; it will focus more on area not how big a home has to be. Eichinger asked if the Zoning Commission Board members could be on the Land Use Plan Committee. Ickes said to be careful, a representative is fine. Eichinger stated the Zoning Resolution has been in conformance, if the Land Use Plan is drastically different, we could have a big problem with the Zoning Resolution. Would expect it to be similar, maybe someone from Zoning Commission should set on the Land Use Plan Committee. Ickes stated as Court of Law, Zoning still stands but harder to argue in a court of law. Land Use Plan is probably not going to vary much from what zoning map looks like. A Land Use Plan is only going to look at future development not the size of a house or setbacks. Eichinger stated the reason the Land Use plan came up is an issue in another Township. Murphy stated the Land Use Plan addresses the future use of the land. The plan should be done every 4-5 years so it is time to tune it up. You should have different ideas and not only from grain farmers. Ickes said that a Land Use Plan is not going to change much over time until we have sewers. Developers will not come in and develop a 50-acre parcel without sewers. We will discuss those things, like being smart and not putting a development in wet lands.

ZONING INSPECTOR REPORT: Went through zoning book on fences. Nowhere does it say a fence has to be on or 6 inches off the property line. Zoning seminars state the fence is on your property 6 inches, if it is going to be on the line than it should be a recorded joint agreement. Do we want to put in the Zoning Resolution that if it is on the property line it has to have a joint agreement that is recorded at the courthouse. If you purchase a house and it has an agreement, it would come up on the property search. Ickes stated the nice side of the fence has to go towards the neighbor. Finkel stated the Ohio partition line fence is for livestock, does not apply to housing property lines. Eichinger read the State of Ohio law on partition fencing. StClair said if the Zoning Commission did not bring this up than any dispute would be between landowners. Finkel stated the Zoning Resolution does not define a fence but does limit obstructions to visibility, referring to height of fence. Call into Prosecutor Office about the issue. The fence has to be set back on Township Roads 30 feet from the road centerline.

OLD BUSINESS:

NEW BUSINESS:

MEETING ADJOURNED **Motion** by Murphy with a second by Eichinger to adjourn. Roll call: 4 yeas.
Meeting adjourned at 7:35 PM.

Signed Chairman

Signed Secretary