

**Draft**

HUNTINGTON TOWNSHIP ZONING COMMISSION  
45955 STATE ROUTE 162

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Minutes of March 15, 2022

The Huntington Township Zoning Commission's regular scheduled meeting was called to order at 7:00 PM with the pledge of allegiance by Chairperson Lyn Ickes. In attendance was: Bob Budi (arriving at 7:10), Lyn Ickes, Tom Murray, Rita Rollin, George Webb and Sheila Lanning. Todd Denes was absent.

**Motion** by Murray with a second by Webb to approve the minutes of February 15, 2022 as written. Roll call: 3 yeas, Rollin abstained and Budi had not yet arrived.

**Zoning Inspector**- absent

**Previous Business** – Chairwoman Ickes provided the final draft of zoning amendments regarding Pond Regulations.

**Addition of the following:**

Detention Basin: A detention, or dry, pond has an orifice level at the bottom of the basin and does not have a permanent pool of water. Should be mowed weather permitting. Primarily used for flood control.

Retention Basin: A retention basin or pond has a riser and orifice at a higher point and therefore retains a permanent pool of water. Used for flood control and frequently used as landscape/wildlife habitat features in developments.

All pond construction must follow NRCS rules, available at [https://www.nrcs.usda.gov/Internet/FSE\\_DOCUMENTS/stelprdb1046898.pdf](https://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1046898.pdf)

All ponds within 125 feet of the centerline of any roadway must have some type of buffer that can reasonably stop a vehicle. This can include vegetation, guardrail or an earthen mound, or a combination of the previously mentioned.

Lot line setbacks: The edge of the pond/lake must be a minimum 50 feet from any lot line.

Overflows are not permitted to drain into field tile.

Dry hydrants are strongly encouraged, if accessible by the fire department.

**Portable storage sheds/Shipping Containers**

**Addition of the following:**

Define Shipping containers to include: Box truck boxes, van and truck bodies, semi-truck trailers and shipping containers.

If a property owner wishes to use any of the above mentioned "shipping containers" they must follow the same regulations as listed for temporary trailer for living space. A container cannot be used for more than a year. A Container requires a fee of \$1500.00 that will be refunded to the property owner within 30 days after the removal of the container. Should the container remain on the property the township trustees will use the proceeds to pay for the container to be hauled away and impounded.

**Motion** by Rollin with a second by Murray to authorize the zoning amendments and forward to Lorain County Planning Commission for review. Roll Call: 5 yeas.

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**New Business** – Rollin inquired about a call received from Mr. Jordan pertaining to the need to construct a new septic system when tearing down and replacing a home. Discussion on the topic concluded with the recommendation that Mr. Jordan discuss with the Lorain County Health Department because they have jurisdiction over home sewage systems. Members discussed the historical perspective of older homes in the Township.

Lanning mentioned that there are several “barn-condominiums” in the Township and inquired if these needed any separate zoning discussion. Review of a recent zoning application for a “barn-condominium” concluded the form was relevant but not filled out correctly to display the living space. Ickes to discuss with the Zoning Inspector.

**Motion** by Murray with a second by Budi to adjourn. Roll call: 5 yeas, meeting adjourned at 8:12 P.M.

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Signed Chairman

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Attest, Secretary