

**Draft**

HUNTINGTON TOWNSHIP ZONING COMMISSION  
45955 STATE ROUTE 162

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Minutes of August 17, 2021

The Huntington Township Zoning Commission public hearing was called to order at 7:00 PM with the pledge of allegiance by Lyn Ickes. Roll call vote with the following present: Tom Murray, Bob Budi, Lyn Ickes, George Webb, Rita Rollin, Dennis Finkel and Secretary Sheila Lanning. Todd Denes was absent. Public audience attending included: Leigh and Bob Wilson, Cote and Burke Manning, John and Peggy Vasu and Walter Rollin.

**Motion** by Budi with a second by Murray to approve the minutes of July 20, 2021 as written. Vote: 5 yes.

Chairwoman Ickes opened the floor for questions on the proposed new Conservation District Zoning Amendment.

Question: How does this affect us? Ickes: Conservation District was developed in conjunction with recently adopted Land Use Plan to protect rural atmosphere for residents. This is a Zoning Overlay that pertains to the entire Township with the exception of the B1 business zoned area. The goal was a minimum of 40 acres, 40% of which must be green space, allow cluster homes and 25% 1 acre lots. Lorain County planning supersedes the Township when pertaining to developments. Finkel: not necessarily true that the LC planning supersedes, as the current chair of the LC planning Commission we first follow the Township's zoning and most often will not over rule the Townships. Rita Rollin: we developed the Conservation District to protect residents from large unchecked developments. Ickes: we are talking here about what we can control. Question: will planned future sewers be forced down our throats. Ickes: No but we are being prepared for when sewers come. Rita Rollin: all of this was meant not to invite developments but to discourage developers. Finkel: Township is ripe for development. Murray: Township has 80+ percent fertile farm land to protect. We want to try and control developments. Question: How soon do you think we will see this. Ickes: My guess is within 10 years. Finkel: Sewers are the big reason they won't develop here. EPA currently won't issue a sewage treatment plant permit. Discussion on types of home sewage treatment systems. Ickes: talked about sewage as in the future, this is more "in the event" and does not affect our underlying zoning. Murray: grew up in Wellington area and don't want to see the character change, became a member of the Zoning Commission to help shape the future. Webb: Moved to the Township to enjoy the rural atmosphere and space that the city life did not offer. Ickes: we wrote in that the Developer has to come back to the board for any exceptions. Finkel: McMillian road development skipped the Township and went to the County; the good thing was that he met our frontage and acreage requirements and so the County allowed the development. He also built the road to quality specifications. Walter Rollin: if a road is built the Township eventually has ownership and must maintain it. Question: if sewers come do the residents have to hook up to them. Finkel: yes, but based upon several items like how many feet from the tap in is your home. A new proposal is looking, at defraying the tap in cost with a sewer line rental fee. Ickes: tap in fee for LORCO is now at \$8,000.00 and does not include cost to put in the line. Hearing no further question or comments on the Conservation District there was a **Motion** by Ickes with a second by Budi to close the Public Hearing on the proposed new Conservation District. Vote: 5 yes.

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**Zoning Inspector-** Issued one permit for an accessory building. Dean Rollin has re-applied to the Zoning Board of Appeals for an area variance because his original lot dimensions were incorrectly stated on the application paperwork.

**Previous Business** – none.

**New Business** – Lanning: Trustees will hold a Public Hearing on the Conservation District September 7<sup>th</sup> at 6:45 PM. All Board members welcome in the event the public should ask a question of the Trustees that they are unable to answer.

**Motion** by Budi with a second by Murray to adjourn. Vote: 5 yes, meeting adjourned at 7:50 P.M.

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Signed Chairman

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Attest, Secretary