

Draft

HUNTINGTON TOWNSHIP ZONING COMMISSION
45955 STATE ROUTE 162

Minutes of April 19, 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, Lyn Ickes, Tom Murray, Rita Rollin, George Webb and Sheila Lanning. Todd Denes was absent.

Motion by Murray with a second by Budi to approve the minutes of March 15, 2022 as written. Roll call: 5 yeas.

Previous Business – Chairwoman Ickes provided response from the Lorain County Community Development Department.

The first proposed amendment would revise Section 6.14 Ponds. The revisions include: 1) Adding definitions for detention and retention basins 2) Adding a link to the NRCS pond guidelines 3) Adding a buffer requirement if the pond is within 125 feet of the centerline of any road 4) revising the setbacks 5) Prohibiting the overflow to drain into a tile field 6) Encouraging the installation of dry hydrants for use of the fire department. Staff recommendation is to approve the amendment.

Ickes: because this is new zoning addition it is accepted by LC Planning.

The second proposed amendment would create new Portable Storage Shed/Shipping Container regulations. The new regulations include: 1) Defining Shipping Container 2) Limiting the use to one year 3) Requiring a refundable removal deposit so the township can remove the container if not removed by the property owner within the one-year period.

The staff recommendation is to approve the amendment with the following considerations.

1. Since there is already a section named Portable Storage Sheds and these rules are not replacing those rules, Staff recommends changing the title to Shipping Containers for Temporary Storage in order to differentiate between the two uses. Ickes: told LC Planning we would add to the existing definition 4.32
2. Staff suggests adding a statement to the definition indicating that the container must be removed from any axles so that people can't use a travel trailer, mobile home or any vehicle as a storage container. Lanning: there exists a section (7.4 TEMPORARY USES) that spells out a refundable fee on the Township schedule of fees voted upon each January by the Trustees. Suggest this new fee refer to that section. Ickes: can just add the language from section 7.4 to this section and not refer back to another section in the book. Rollin: will this amendment pertain to those residents whom already have a shipping container. Ickes: we can send a letter to them that we updated zoning and they have a year but we need to check this with Legal. Webb: storage shed rules are better than LaGrange, they use language like "aesthetically pleasing". Discussion on zoning in New Russia Township as example of confusing Zoning. Ickes: removing them from axles and putting in a gravel pad. Lanning:

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think we have always not allowed them and should not allow them now for a year. The previous Zoning Inspector was trying to get these removed, putting in this new amendment gives residents leeway to have these containers for a year. In my opinion this amendment was started because not everyone had the amendments in their books. Ickes: we are imposing a fee and giving them a year.

3. Lastly, Staff recommends that the township require a gravel pad so that the container does not sink into the ground causing difficulties in removal. Webb: don't see an issue with this, might make people think and put them over the top. Murray: I am a little hung up on #2 still. Is it only considered a storage container if the axles are removed. Ickes: don't understand why they recommend to remove the axles, I wouldn't go with that. Rollin: are we saying they have to remove the axles, if you remove the axle why put it on a gravel pad because it wouldn't be easy to remove. Webb: I read it like if still on its' axle you can keep it. Ickes: On to #3 the gravel pad. Gravel may be enough to stop them from putting in the container, period. Webb: gives us an excuse to charge them a couple bucks extra. Rollin: any cost we have to do to it goes back to them. Ickes: The cost goes on their tax duplicate, gravel may help if they put it in a low area. Combs: how many would think to take out top soil to put in the gravel base. It may not matter if they put in a pad or not. Murray: By this time, it is costing more than a building. Make them think about it more. Ickes: no permit until the pad is in place. **Motion** by Murray with a second by Budi to authorize the gravel pad amendment. Roll call: Budi- yes, Murray- yes, Webb- yes, Ickes- yes, Rollin- no. Motion passes.

Chairperson Ickes recommended the public hearing be set for May 17th at 7:00 PM followed by the regular meeting and public notice be posted. Lanning: I am unable to attend on the 17th but someone can record the meeting. Discussion on the timing of Public Hearings and remittance of the Amendment to the Trustees. Combs: My issue is that instead of telling them you can't have a shipping container, now I have to tell them you have to put a pad down etc. Discussion on people following zoning in general.

Zoning Inspector- Held meeting with Chris Hastings of CMH Motorsports about clean up of property. Agreed upon a plan to split the cleaning into 3 sections and give each section a 30-day limit. Talked with Mr. Ferguson on McMillian and he is considering applying for a variance or conditional home permit until he can move his business to Sullivan. Started contacting and made a list of people to contact about property clean-up. Asked the Commission on advice for home at 26531 SR 58 requesting if home can be rebuilt on same substandard lot. Ickes: if it is a lot of record before the change to less frontage and / or acreage than it can be rebuilt. Budi: the new building would have to meet the current zoning requirements for size, setback etc.

New Business – Chairperson Ickes suggested re-printing the Zoning Resolution book to include all amendments from last printing of 2015. Lanning suggested questioning if there needs to be a

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public hearing. Ickes to check with legal advice to see if any public hearing on a re-print is necessary.

Public Comments - none

Motion by Budi with a second by Murray to adjourn. Roll call: 5 yeas, meeting adjourned at 8:15 P.M.

Signed Chairman

Attest, Secretary