

Draft

HUNTINGTON TOWNSHIP ZONING BOARD OF APPEALS

45955 STATE ROUTE 162 WELLINGTON OHIO 44090

August 16, 2023

MEETING: The Zoning Board of Appeals held a special scheduled public meeting on August 16, 2023 called to order by Dan Goble with the Pledge of Allegiance at 7:05 P.M. at the Huntington Township Hall.

IN ATTENDANCE: Dan Goble, Jonathon Traut, Carl Strekely, Zoning Inspector Nora Klebow, Secretary Sheila Lanning, Brianna Kaska, Adam Spreng and Nylon Draper.

Chairman Goble: "Will the Secretary please call the roll."

Roll call: Dan Goble= yes, Jon Traut= yes, Carl Strekely= yes.

Chairman Goble: "Three members are present. A minimum of three is required for a quorum."

Chairman Goble: "The minutes of the previous meetings have been distributed prior to this meeting. Are there any corrections to the minutes? The Chair recognizes a motion to accept the minutes as distributed"

Motion by Strekely and a second by Traut to accept the minutes as distributed.

Roll call vote: Dan Goble= yes, Jon Traut= yes, Carl Strekely= yes.

Chair: "There were three yes votes and zero no votes. The minutes are approved as distributed"

UNFINISHED BUSINESS:

Chairman Goble: "With members present, is there any unfinished business?"

"With there being no unfinished business, next item, New Business."

NEW BUSINESS:

Chairman Goble: "Will the Secretary read the agenda for the Zoning Board of Appeals."

Secretary: Variance application from Adam Spreng 48090 Stewart Road.

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?"

All answer I Do.

Chairman Goble: The reason for the variance request is Zoning Resolution section 7.9.1. Mr. Spreng wishes to replace an existing building that is not 100' from the centerline. When applying the practical difficulties test the house was purchased with the original structure in 2011. Replacing the old structure will not alter the or affect the character of the neighborhood and there is no feasible other location for the building on the property.

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." No Board members have abstained. "The Chair recognizes the Township Zoning Inspector for remarks that may expand or clarify an application before the board at this time."

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Zoning Inspector Klebow: Mr. Spreng has been very forthcoming and straight forward in his request to replace a dilapidated building with a new structure. The old building is smaller than his proposed building but will not be 100' from the centerline due to the topography of the property. A google map of the property has been provided.

Chairman Goble: "The applicant may now present their case which includes your present position, arguments, contentions, witnesses, or exhibits."

Mr. Spreng: Explained that the dilapidated building is falling down and was never constructed of proper material. The property was purchased in 2011, the new building will be a little larger. The property drops off about 30 feet to a creek valley, granting this variance will not be detrimental to the public interest because there is a tree line so people will not see it. Also, it will be an upgrade since the current building that is in the same place is an eye sore. Mr. Spreng reviewed the topography of the land with the Board.

Chairman Goble: "The board members may now direct questions and comments to Mr. Spreng."

Strekely asked for clarification on the google map of the streams.

Chairman Goble: "You may now present any rebuttal to the evidence presented to you." Spreng: Nothing further.

Chairman Goble: "You may now present your closing argument." Spreng: Nothing further.

Chairman Goble: "This hearing is complete. Will the Secretary poll the members to register their individual yes or no vote on the issue before them?"
Roll call vote: Dan Goble= yes, Jon Traut= yes, Carl Strekely= yes.

Chairman Goble: "There were three yes votes and zero no votes." The variance application has been approved.

ADJOURNMENT:

Chairman Goble: "If there is no further business, a motion for adjournment is now in order." **Motion** by- Strekely and a second by Traut to adjourn.

Chairman Goble: "Will the Secretary poll the members to register their individual yes or no vote on the motion to adjourn?"

Roll call vote: Dan Goble= yes, Jon Traut= yes, Carl Strekely= yes.

Chairman Goble: "There were three yes votes and zero no votes." The motion to adjourn is approved."

Chairman Goble: "The meeting is adjourned at 7:22 PM. So ordered."

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Signed: _____
Chairperson

Attest: _____
Secretary