

**HUNTINGTON TOWNSHIP ZONING BOARD OF APPEALS
45955 STATE ROUTE 162 WELLINGTON OHIO 44090**

Draft

April 18, 2018

MEETING: The Zoning Board of Appeals held a Public Meeting on April 18, 2018 called to order by Matt Paine with the Pledge of Allegiance at 7:00 P.M. in the Huntington Township Hall.

IN ATTENDANCE: Ernest Hartman, Norm Dria, Carl Strekely, Matt Paine, Jonathon Traut, Secretary Sheila Lanning, Paul Dria and Zoning Inspector Dennis Finkel. Maureen Sanford was absent.

Minutes from the February 13, 2018 Public Meeting were reviewed. *Motion* by Hartman with a second by Dria to approve minutes as written. Vote: 5 yeas.

NEW BUSINESS: Application from Carol Sipes for a Conditional Use Permit to operate Harris Tax Service at 26309 SR 58. Discussion on the location of the proposed business and the description of a 6' x 10' sign. The actual size of the sign in front of the business is much smaller and appears to meet Zoning requirements. *Motion* by Hartman with a second by Dria to approve the Conditional Use Permit for operation of Harris Tax Service. Vote: 5 yeas.

OLD BUSINESS: Zoning Inspector stated Clar Mar has ok from the Ohio EPA to open. They will apparently bring in portable toilets and showers. Clar Mar still need to come up with a long term plan for toilets and showers. Traut asked if they still have dump station, Finkel believes they do and nothing has been heard about the dump stations. Their old pit toilets are in disrepair and falling in.

There was an inquiry from Karen Hoffman about an area variance, however, she has decided against making an application at this time. Discussion on the size of parcels that are buildable because they were on record prior to the Zoning change to 350 feet frontage. The Lorain County Prosecutor's Office is holding a Zoning Seminar May 22nd in New Russia Township. Inform the Secretary is you want to attend. *Consensus* that a letter should be sent to the Trustees to find another Alternate Board member to replace Maureen Sanford.

Zoning Inspector talked with Chris Hastings of C&J Motorsports. Chris was going to attend the meeting tonight. Hastings informed Zoning Inspector the mess around the building rotates as stuff moves in and out. People are dropping off and picking up continuously. Finkel told Hasting the Board would like the outside cleaned up. In addition, the Board not trying to tell him how to run his business. Hastings does

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not want to put up a fence, especially out front. Believes the biggest problem is drop offs. Hartman stated he thought Zoning Inspector should reinforce a privacy barrier is needed. Discussion on previous Board communications and determinations when the application for the Conditional Use permit was made. Traut read aloud the 2015 minutes in which awnings are mentioned. Letter sent February 15 giving C&J Motorsports 90 days to rectify the situation. **Consensus** that the Zoning Inspector contact Chris Hastings and reinforce some type of privacy fence be started.

ADJOURN: **Motion** by Hartman with a second by Paine to adjourn. Vote: 5 yeas.
Meeting adjourned at 7:43 PM.

Signed

Chairperson

Attest:

Secretary