

**Draft**

HUNTINGTON TOWNSHIP ZONING COMMISSION  
45955 STATE ROUTE 162

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**October 17, 2023**

The Huntington Township Zoning Commission held a regular scheduled meeting October 17, 2023 called to order at 7:03 PM with the pledge of allegiance by Chairperson Tom Murray. In attendance: Tom Murray, Bob Budi, George Webb, John Wilkinson, Zoning Inspector Klebow, Secretary Sheila Lanning and Rita Rollin arrived at 7:11 PM.

**Motion** by Wilkinson with a second by Budi to approve the minutes of September 19, 2023 as written. Roll call: 4 yeas, Rita Rollin had not yet arrived.

**Previous Business** – Chairperson Murray reviewed the previous discussions on three changes to the Zoning Resolution: 1) Adding 6.4 “All proposed roadways within Township limits, private or dedicated, must adhere to all Lorain County Engineering Department and Ohio Department of Transportation construction standards and specifications.” 2) Amending Zoning 6.9.11 to read: “Improved and/or maintained public road of record”. 3) Amending 6.7.7 to: “Yard Exceptions: Accessory buildings including but not limited to garages. In all districts, detached garages or other accessory buildings may be located no nearer than five (5) feet from side and rear property lines.

**Zoning Inspector** – Klebow briefed the Board on the 10-16-2023 Trustee meeting and executive session with Lorain County Prosecutor Greg Peltz. A Verizon wireless contractor inquired about erecting a cell tower on Residential/ Agricultural property on New London Eastern Road. The current Zoning Resolution Section 11 only addresses cell towers in B1 and L1 districts. This potentially puts Zoning Resolution Section 11 in conflict with Ohio Revised Code. Lanning: Section 11 was revised in 2012 to restrict cell tower construction to B1 and L1 areas and was approved by the Lorain County Planning Commission. Klebow: It appears that section 11 needs reviewed and updated. The current process as understood: Verizon will send letters to contiguous property owners and if there is an issue the Trustees will hold a public hearing. No need for the Zoning Commission to be involved. There is a training Friday that will allow questions to other Zoning individuals about cell towers.

Zoning Inspector Klebow reviewed the current zoning report dated 10.16.2023. Klebow noted specific items: Kozik has reportedly only “moved” junk vehicles to hidden areas on the property. Tiny House owners on SR 58 are considering options. New report of living in RV on Stewart Road brought to attention. Budi: they had a fire in the house and the insurance provided a temporary trailer/RV for them to live in while the repairs were being made. Klebow: good information, will discuss and convey to parties involved. Lorain County Prosecutor Greg Peltz contacted Reveglia about the shipping container. Owen & Morrison on West Road are working on two issues and will be dealing with Prosecutor on third issue of business operation.

**New Business**- Klebow: recent discussion on ADU (additional dwelling units) might be something the Zoning Commission considers in the future.

**Public Comments** – none

**Motion** by Budi with a second by Rollin to adjourn. Roll call: 5 yeas, meeting adjourned at 8:05 PM.

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Signed Chairman

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Attest, Secretary