

Draft

HUNTINGTON TOWNSHIP ZONING COMMISSION
45955 STATE ROUTE 162

Minutes of December 15, 2020

The Huntington Township Zoning Commission met in regular scheduled session at 7:00 PM at the Township Hall. Steve Eichinger called the meeting to order with the pledge of allegiance. Present including Steve Eichinger: Rita Rollin, Bob Budi, Todd Denes, Dennis Finkel and Sheila Lanning. Denzil StClair and Robert Cleary were absent. Public attendance was Lyn Ickes.

Motion by Budi with a second by Eichinger to approve the minutes of November 17, 2020 as amended to change “with” to “will”. Vote: 4 yeas.

Zoning Inspector- no permits issued

Old Business – Land Use Plan and creating a “Conservation District Overlay” Zoning was discussed. Eichinger: discussed some information he found from Copley Township about something similar to what we are thinking of doing. Overlays are probably a better way; however, Copley Township uses overlays a little different. They are larger than we are and we are thinking of an overlay over the entire Township, Copley uses overlays in certain areas. We are more rural than Copley Township. Read aloud the reason for “Conservation” Zoning definition. Ickes: open spaces have an easement so they cannot be developed. Eichinger: roads in district will be single road or double road. Finkel: McMillian road in the Township was constructed well, up to specifications and as a Cul-de-sac. Eichinger: Discussion on limit to height/slope changes of land to accommodate conservation district. Ickes: pointed to example of land on Huntington Township map and talked about wetlands, wetland mitigation and density. If you say, you cannot exceed something it can be sticky. Discussed having a way in and a way out of the District that should also be addressed in the Zoning of the overlay. Denes: you want the overlay on the whole Township. Finkel: dodged a bullet 30 years ago when a subdivision was proposed on route 162 and Hawley road. Ickes: Lorain County Health modernized recently, they may be allowed a two-phase sewage treatment system. Phase I is the primary system with each household that is then dumped into Phase II that further processed the waste from several households. The Township can only suggest this system, better for the environment. Eichinger: How is density controlled. Ickes: Decide what your minimum open space will be. Density is a tricky because you limit location of houses and possibly cluster homes. Things to look at for the conservation district: lot size, house size, frontage ranges, outbuilding size, and the storm water regulations that may be imposed in the future. Ickes passed out information from Lorain County Community Development Department for consideration and suggested the Board review in particular pages 15-23 for discussion.

New Business – Steve Eichinger announced he is resigning from the Zoning Board effective immediately due to personal reasons.

Public participation – none

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Motion by Budi with a second by Rollin to adjourn. Vote: 4 yes, meeting adjourned at 7:57 P.M.

Signed Chairman

Attest, Secretary