



ORIGINAL

Huntington Township Land-Use Plan

May 2021

History

Huntington Township was named for Huntington, Connecticut in 1822. It has always been an agricultural community. It was originally known for its dairies and cheese. Current agricultural practices are mostly grain farms with some ancillary beef and pork producers.

Demographics

Currently, the estimated population is 1350 people in Huntington Township (2018 US Census estimate). It is notable that the overall population in Huntington Township has decreased over the last ten years. There are two factors that immediately come to mind and those are deaths and the number of young people moving away to find employment. Over 52% of the population in Huntington Township are over the age 50 with a significant portion (27%) of those being over the age of 60. At the other end of the spectrum there are only 17% under the age of 20.

Many of the residents have lived in the Township for their entire lives. There are probably less than 25 fulltime equivalent jobs throughout Huntington Township not including those who run a cottage industry or work from home. With so few options for employment in the Township most working age individuals are employed in the urban centers within a 20 to 40-mile drive from the Township. Most individuals are driving either to the north toward Elyria and Lorain or east into Medina County.

Given the aging population in Huntington Township within the next 10 years there will be existing housing stock and land available. Current road frontage requirements and lot sizes have and will continue to make it difficult for the aging population to remain in their homes without assistance and the cost of that assistance may force many elderly residents out their homes. This graying of the population will also have a dramatic effect on the number of acres that are farmed. Many involved in agriculture are well over the age 50 with no children willing to take on the risks associated with farming. These folks will probably begin to sell off their acreage for retirement income and should they keep their farms until their deaths the kids will likely sell off the acreage.

Agricultural

Huntington Township's largest industry is agriculture. Even those not engaged directly in the practice of farming have learned to live by the seasons of planting and harvesting, spring breeding and summer and fall livestock growth. There is an unspoken relationship with our local farmers that for a couple weeks in the spring and a couple of weeks the fall we may be inconvenienced by a slow-moving tractor or combine, we may see and hear machinery on the fields beside or next to our homes, and we may even have to tolerate the unpleasant odor of manure being applied to our fields. This is part and parcel of what life in an agricultural community is about.

It is the hope of the Land-Use Planning Group to protect the natural resources of the township while permitting growth in a well thought through plan that pays special attention to quality of not only human life but the life of the flora and fauna so frequently seen within the township.



Goals

Huntington Township Land use Plan wishes to provide compatible arrangements of land uses that retain the characteristics of this rural farming community by carefully concentrating development in specific areas in order to encourage conservation and practical management of the Township's natural resources. The plan will strive to meet the economic and social desires of its residents as well as those of future residents. *"We want people who will love this area as much as we do,"* was a quote made by many who participated in the land-use planning meetings.

Objectives

The overall objectives are to provide: 1) facilities that support the local rural population; 2) meeting housing needs for generational age groups with proximity to area employment hubs and other services such as medical facilities; 3) access to those enjoying recreational opportunities located within and its immediately surrounding the township; all while concentrating development thus minimizing the impact on surrounding resources and paying strict attention to compatible land uses.

An additional objective not frequently discussed in land use plans is the issue of "rear ground." This issue occurs as those involved in agriculture begin to sell off road frontage creating large land-locked parcels that cannot be sold due to lack of access. An important objective of this land use plan is to have this discussion before the problem arises.

Protection and enhancement of the existing resources within the Township; including but not limited to: native vegetation, watershed needs, fish and wildlife resources, and productive agricultural lands/soils; maintaining and enhancing the scenic and pastoral qualities of the township; minimizing environmental damage caused by construction of major and minor infrastructure projects and protecting the diversity of outdoor recreational opportunities within the township and its immediate surroundings for existing and future residents.

Subdivisions

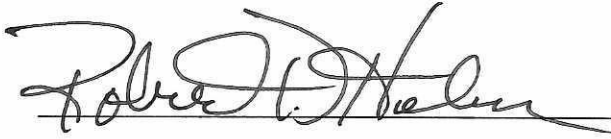
It is the desire of the residents of Huntington Township to encourage "smart" growth through the use of Conservation Development or Planned Unit Development. All areas currently zoned Residential Agricultural will have an overlaying zoning addition that will allow for higher density allotments, including limited cluster homes with green/open space requirements of not less than 40%. This will provide for the protection of the rural area's characteristics, protect sensitive natural areas, and reduce the effects of stormwater mitigation in the Township's highly erodible soils.

The Zoning Commission is currently working on a PUD (Planned Unit Development)/Conservation Development overlay plan that will cover all areas of the township that are currently zoned residential-agricultural. Some of the underlying zoning will be carried through to the overlay while some zoning will be radically different. It is the desire of the Zoning Commission to work hand in hand with developers to create various options for housing and for the protection of our characteristic charm.

It will be mandatory that developers come before the Zoning Commission as well as the County Subdivision review board. All developers will have to be granted approval by both bodies before ground can be broken and will be held to the standards that the Zoning Commission and the County Board sets forth.

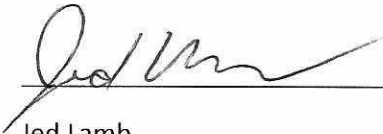
Adopted by the Huntington Township Trustees:

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Date 6-21-2021

Robert Holmes



Date 6-21-2021

Jed Lamb



Date 6-21-2021

Walter Rollin