

Draft

HUNTINGTON TOWNSHIP ZONING COMMISSION
45955 STATE ROUTE 162

May 16, 2023

The Huntington Township Zoning Commission held a regular scheduled meeting May 16, 2023 called to order at 7:05 PM with the pledge of allegiance by Vice Chairperson George Webb. In attendance: Tom Murray (arrived 7:10), Rita Rollin (arrived at 7:09), John Wilkinson, Bob Budi, George Webb, Zoning Inspector Nora Klebow, and Secretary Sheila Lanning.

Motion by Budi with a second by Wilkinson to approve the minutes of April 18, 2023 as written. Roll call: 3 yea, Rollin and Murray had not yet arrived.

Previous Business – Webb received a call from Lorain County Engineer regarding the County road standards. Still seeking a copy of Lorain County Design Specifications to have a reference for future roadway designs within the Township. Webb also provided an emailed link to the ODOT L&D manual for reference when designing roadways within the Township. Discussion on adding “All proposed roadways within Township limits must adhere to all Lorain County and Ohio Department of Transportation Standards” to section 6.4 of General Regulations. Webb to construct the language for the next meeting.

Murray opened discussion on the Ohio Township Association sample zoning for small solar facilities. **Consensus** to table solar zoning for the near future.

Zoning Inspector – Klebow: Provided an updated report on the status of Zoning permits and letters. 1) Jaram on Baker Road: insists there is no one living in the structure and a friend is storing items at the location. 2) Mason & Rector on Bursley Road: will clean up and take advantage of Dumpsters in May 3) Kozik of Hawley Road made progress, removed 8 vehicles and plan on removal of 12 by end of May 4) Gigliotti of SR 58: using Tiny house as temporary residence, will be building a home, sending information on process and sequence. 5) Kidney on New London Eastern: scheduling a visit for junk, asking to produce junk yard permit 6) Shetler on SR 162: Shipping container belongs to Mr. Banks who is building a barndominium on West Road. Will remove the shipping container when home is complete. 7) Dostal on Smith Road: shipping container, checking back in June 8) Taylor on Stewart Road: warning letter sent, response requested by 6/4 9) Philipps: monitoring cleanup of pond mess 10) Reveglia of West Road: still attempting to sell shipping container 11) Morrison of West Road: RV has been removed, emailed asking about shipping container removal.

Klebow: attended sanitary sewer training organized by Lorain County Public Health. New sanitary sewer regulations are being implemented as required by the State.

New Business- Discussion on amendments to address the new barndominium constructions. Without the knowledge of the interior dimensions, the barndominium will be charged as if all the square footage is living space for zoning permit requirements. The portion used by the Lorain County Public Health for issuance of a septic permit is unknown. Consensus to table adding any amendment to the Zoning Resolution to differentiate a barndominium from any home for permit purposes at this time.

Lyn Ickes sent email requesting the Commission amend 6.9.11 “Frontage Required for Building: A lot requires 350 feet of continuous frontage on a single road of public record for a buildable lot.” To include “improved and/or maintained public road of record”. Murray to contact Lyn to ask her to attend the June meeting for further explanation.

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Klebow talked with Lorain County Prosecutor Tom Mangan about 13.1 regarding the Zoning Board of Appeals members receiving no pay. The Trustees can vote to pay the Board members, there is no need to change the Zoning Resolution. Lanning: The Trustees provide the ZBA Board members with per meeting pay every January at their organizational meeting.

Public Comments – none

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

Signed Chairman

Attest, Secretary