

Draft

HUNTINGTON TOWNSHIP ZONING COMMISSION
45955 STATE ROUTE 162

March 19, 2024

The Huntington Township Zoning Commission held a Public Hearing March 19, 2024 called to order at 7:00 PM with the pledge of allegiance by Chairman George Webb. In attendance: Bob Budi, John Wilkinson, George Webb, Rita Rollin, Secretary Sheila Lanning, Zoning Inspector Nora Klebow, Robert Holmes, Kenny Knapp, Michaela Knapp, Peggy Vasu and Anthony Pluta.

Chairman Webb read aloud amendment #1: 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.” The origin of this amendment was to give a baseline to engineering standards within the Township. Discussion on the proposed amendment: Holmes: Township roads don’t have stripes on them would this mean we would need to stripe roads. Knapp: it sounds like it does, my question relates to purely our standards spec book or engineering standards. Engineering standards are deeper base, all lines, horizontal sight distances and more. There are lots of standards that current Township roads like Clark do not meet. Suggestion is to add language to cover the construction of current Township roads like: “or as approved by registered Ohio professional engineer”. Mr. Knapp is a design engineer for District #3 of the Ohio Department of Transportation. The Board discussed the additional language, thanked Mr. Knapp for his suggestion and agreed to include it in the amendment.

Chairman Webb read aloud amendment #2: 6.9.11 “Dedicated and improved public road of record or otherwise approved private street constructed and inspected for conformance to County and Township specifications.” Chairman Webb stated this amendment was suggested to strengthen the current zoning section due to a McMillan subdivision resident who wanted to use a portion of an unimproved right of way as their frontage. This adds a little bit of clarity that unless the road is improved you can not use it as your frontage.

Chairman Webb read aloud amendment #3: “Yard Exceptions: In all districts, Accessory buildings under 400 square feet including but not limited to garages may be located no nearer than five (5) feet from side and rear property lines.” The Lorain County Planning Commission suggested disapproving this amendment simply because of larger structures being too close to property lines in all districts. The Planning Commission did suggest alternative verbiage but the Board choose to not pass this amendment at this time. It is the first two amendments that are added to the code.

Hearing no further public comments, Chairman Webb closed the public hearing portion of the meeting and proceeded with regular scheduled business.

Motion by Budi with a second by Webb to approve the minutes of February 20, 2024 as written. Roll call: 4 yeas.

Previous Business – Motion by Webb with a second by Budi to authorize the two (2) zoning amendments as discussed with the additional language on amendment #1 and forward a recommendation to adopt to the Township Trustees. Roll call: 4 yeas.

The Board will review cell tower zoning received from Brownhelm Township and compare to Section #11 Wireless Telecommunication Facility zoning. It is conditional use in residential district for Brownhelm. Our section #11 Wireless Telecommunication Facility was recently found to be insufficient for the Township. Zoning Inspector Klebow: Our code applies to commercial properties and is silent on Residential. We will run these amendments by the Lorain County Prosecutor. Webb:

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we will spend some time going through our zoning and Brownhelm.

Zoning Inspector – Report dated 3.19.2024 was reviewed by the Zoning Inspector. The Inspector reiterated that neighbors and residents are welcome and encouraged to acknowledge zoning issues and items in the Township. The Zoning Inspector does not live within the Township and therefore may not be aware.

New Business- Chairman Webb suggested an update to the website home page for anyone needing clarification on Zoning permits. Something that would point people toward specific zoning requirement on the Zoning page. The Zoning Inspector will compose web page language for the Board to consider. Zoning Inspector Klebow reminded the Board that Solar Array Farms and Marijuana are future considerations.

Public Comments – none

Motion by Rollin with a second by Wilkinson to adjourn. Roll call: 4 yeas, meeting adjourned at 7:43 PM.

Signed Chairman

Attest, Secretary