

**Draft**

HUNTINGTON TOWNSHIP ZONING COMMISSION  
45955 STATE ROUTE 162

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Minutes of November 15, 2022

The Huntington Township Zoning Commission held a regular scheduled meeting November 15<sup>th</sup> 2022 called to order at 7:00 PM with the pledge of allegiance by Vice Chairperson Tom Murray. In attendance: Bob Budi, Tom Murray, Rita Rollin, John Wilkinson, Zoning Inspector Nora Klebow, Sheila Lanning and Chris Ferguson. Todd Denes and George Webb were absent.

**Motion** by Budi with a second by Rollin to approve the minutes of August 16, 2022 as written. Roll call: 4 yeas.

**Zoning Inspector** – Klebow: Started in the position of Zoning Inspector at the beginning of October. Former Zoning Inspector Matt Combs drove around Township pointing out properties. Made a list of properties with zoning issues and presented to Trustees and given copies to the Zoning Commission Board. Sent violation letters to the top three on the list. One letter has been received thus far. Met Lorain County Prosecutor Tom Mangan and discussed the status of the violations. If any of the three violations escalate will keep Mangan in the loop. Trustee Lamb provided a phone number to text one resident on the list because they are hearing impaired and it would save sending them a violation letter. Just received a variance request from Kenny Knapp regarding property on Stewart Road. Will be setting up the Zoning Board of Appeals meeting and received one building permit application for an addition to a garage.

**Previous Business** – Murray: With the new Inspector and recent training suggested pushing zoning amendment pertaining to Shipping Containers/ Portable storage sheds and “Road Standards” down the road. Lanning: per the August meeting, passed out a “try” at the suggested pamphlet.

**New Business-** Wilkinson: attended the Lorain County Prosecutor’s office training seminar and it was good but covered lots of topics. Klebow: Attended also and the Zoning handout is very helpful. Lanning: sent the handout to everyone electronically and will provide paper copy to Rollin.

**Public Comments** – Chris Ferguson asked the Board for recommendations on zoning for the current McGinnis property. Mr. Ferguson is proposing to purchase the property which is currently zoned both Residential/ Agricultural and B1 Business. There is an existing home on the corner of State Route 162 and State Route 58 that will continue as a home for the life of the occupant, the remaining portion of the 1000’ on State Route 162 is zoned B1 Business and used for farming grain crops. Mr. Ferguson is considering erecting a building for his business. He is currently operating a business encompassing underground boring and will be storing equipment and have space for an office. Asked the Board if he would need to rezone any additional part of the land to meet zoning requirements for his business. Discussion included tax implications of re-zoning additional area of the property, surveying the property into sections for tax savings and talking to the health district for sewage facilities. The Lorain County auditor currently taxes the property as it is used (Residential/Agricultural). Additional discussion on possible size of a building and setbacks from lot lines.

**Motion** by Budi with a second by Rollin to adjourn. Roll call: 4 yeas, meeting adjourned at 8:10 PM.

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Signed Chairman

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Attest, Secretary