

**Draft**

# **HUNTINGTON TOWNSHIP ZONING BOARD OF APPEALS**

## **45955 STATE ROUTE 162 WELLINGTON OHIO 44090**

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**March 6, 2024**

**MEETING:** The Zoning Board of Appeals held a special scheduled public meeting on March 6, 2024 called to order by Dan Goble with the Pledge of Allegiance at 6:00 P.M. at the Huntington Township Hall.

**IN ATTENDANCE:** Dan Goble, Jonathon Traut, Carl Strekely, Doloris O'Connor, Zoning Inspector Nora Klebow, Secretary Sheila Lanning, Chris Hastings, Walter Rollin, Devan Pawlus and Ron Pawlus.

Chairman Goble: "Will the Secretary please call the roll."

Roll call: Dan Goble= yes, Jon Traut= yes, Carl Strekely= yes, Doloris O'Connor= yes.

Chairman Goble: "Four members are present. A minimum of three is required for a quorum."

Chairman Goble: "The minutes of the previous meetings have been distributed prior to this meeting. Are there any corrections to the minutes? The Chair recognizes a motion to accept the minutes as distributed"

**Motion** by Traut and a second by Strekely to accept the minutes as distributed.

Roll call vote: Dan Goble= yes, Jon Traut= yes, Carl Strekely= yes, Doloris O'Connor= yes.

Chair: "There were four yes votes and zero no votes. The minutes are approved as distributed"

### **UNFINISHED BUSINESS:**

Chairman Goble: "With members present, is there any unfinished business?"

"With there being no unfinished business, next item, New Business."

### **NEW BUSINESS:**

Chairman Goble: "Will the Secretary read the agenda for the Zoning Board of Appeals."

Secretary: Conditional Use Permit Renewals for 2024= Carol Sipes for Harris Tax Service, Chris Hastings for CMH Motorsports (DBA C&J Motorsports) and a new application from Ron Pawlus for a deer processing home business on Clark Road.

Chairman Goble: "To those of you present at this meeting, the burden of proof is upon the applicant. Applicants here today have a right to have an attorney present. I will now give the oath to all individuals who intend to give testimony, introduce documents, or provide comments. All individuals please stand and raise your right hand. Do you swear to tell the truth, the whole truth and nothing but the truth so help you God?"

All answer I Do.

Chairman Goble: "I now call for abstentions by any board member who has a conflict of interest pertaining to this specific matter before the board." No Board members have abstained. "The Chair recognizes the Township Zoning Inspector for remarks that may expand or clarify on the renewal application of Carol Sipes for Harris Tax Service at this time."

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Zoning Inspector Klebow: We are reviewing this application because it was not received in time for the January 29<sup>th</sup>, 2024 Zoning Board of Appeals meeting. I have talked with Ms. Sipes and there are no changes to the business. I have received no complaints or issues concerning this business.

Chairman Goble: "Any questions, concerns, complaints or inquiries received by the Board may now be discussed." Board members have heard no issues or complaints.

Chairman Goble: "This hearing is complete. Will the Secretary poll the members to register their individual yes or no vote on the issue before them?"

Roll call vote: Dan Goble= yes, Jon Traut= yes, Carl Strekely= yes, Doloris O'Connor= yes.

Chair: "There were four yes votes and zero no votes. The conditional use permit is approved"

Chairman Goble: "The Chair recognizes the Township Zoning Inspector for remarks that may expand or clarify on the renewal application of Chris Hastings for CMH (C&J) Motorsports this time."

Zoning Inspector Klebow: I have been Zoning Inspector for over a year and a half and my predecessor had an agreement with Mr. Hastings to clean up around his business. Mr. Hastings had a severe medical issue that prevented him from meeting the details of the agreement last year. At this time, I have witnessed satisfactory clean up and heard several people voice support.

Chairman Goble: "The applicants present may now present their case which includes your present position, arguments, contentions, witnesses, or exhibits."

Chris Hastings: I have planted a hedge row that will fill in and hide some of the stuff, I have sold the truck that was parked out front and cleaned up around the building.

Chairman Goble: "Any questions, concerns, complaints or inquiries received by the Board may now be discussed."

Board Member Strekely: drove by several times and it looks a lot better. Board Member Goble: will it stay this way or go back. Hastings: I no longer let people just drop items off for repair. I manage the work and do not let it pile up, I am booked till mid-April right now. I still have some issues with getting parts. O'Connor: the truck is sold but when will it leave the front of the property. Hastings: It is going to Michigan soon, it was sold last Saturday.

Chairman Goble: "This hearing is complete. Will the Secretary poll the members to register their individual yes or no vote on the issue before them?"

Roll call vote: Dan Goble= yes, Jon Traut= yes, Carl Strekely= yes, Doloris O'Connor= yes.

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Chair: "There were four yes votes and zero no votes. The conditional use permit is approved"

Chairman Goble: Read aloud the application from Ron Pawlus of Clark Road for a deer processing business named: Coach Big's Deer Processing.

"The Chair recognizes the Township Zoning Inspector for remarks that may expand or clarify on the new application of Ron Pawlus at this time."

Zoning Inspector: I initially had two concerns and consulted with the County Health Department. The home sewage treatment system and the waste. There are no required special accommodations needed. The waste is to be hauled away. Mr. Pawlus got a permit and added onto his garage for the business.

Chairman Goble: "The board members may now direct questions and comments to Mr. Pawlus". Strekely: what type of smoker. Pawlus: It is a pellet type, I talked to my immediate neighbor Mr. Johnson and he did not have any issue with the smoker. Goble: Will there be any smell issues. Pawlus: No, the waste will be bagged. O'Connor: where will the carcasses be disposed of. Pawlus: I looked into a dumpster but the solution was to take the waste to the dump. Goble: you will have 3 family members working in the business, does that conform to the Zoning requirements. "4.57.3 (B). Not more than one person outside of the family shall be employed in the home occupation." Klebow: at this time the business is run by 3 family members and complies with zoning. Goble: if the business grows that will have to be disclosed. Pawlus: yes, it will be, I believe the business is needed in this area.

Chairman Goble: "You may now present your closing argument."

Pawlus: Nothing further.

Chairman Goble: "This hearing is complete. Will the Secretary poll the members to register their individual yes or no vote on the issue before them?"

Roll call vote: Dan Goble= yes, Jon Traut= yes, Carl Strekely= yes, Doloris O'Connor= yes.

Chair: "There were four yes votes and zero no votes. The conditional use permit is approved"

### ADJOURNMENT:

Chairman Goble: "If there is no further business, a motion for adjournment is now in order." **Motion** by- Traut and a second by Strekely to adjourn.

Chairman Goble: "Will the Secretary poll the members to register their individual yes or no vote on the motion to adjourn."

Roll call vote: Dan Goble= yes, Jon Traut= yes, Carl Strekely= yes, Doloris O'Connor= yes.

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Chairman Goble: "There were four yes votes and zero no votes." The motion to adjourn is approved."

Chairman Goble: "The meeting is adjourned at 6:31 PM. So, ordered."

Signed:

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Chairperson

Attest:

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Secretary