

Draft

HUNTINGTON TOWNSHIP ZONING COMMISSION
45955 STATE ROUTE 162

Minutes of April 18, 2023

The Huntington Township Zoning Commission held a regular scheduled meeting April 18, 2023 called to order at 7:00 PM with the pledge of allegiance by Chairperson Tom Murray. In attendance: Tom Murray, Rita Rollin (arrived at 7:05), John Wilkinson, Bob Budi, George Webb, Todd Denes (arrived 7:03)2, Robert Holmes, Zoning Inspector Nora Klebow, and Secretary Sheila Lanning.

Motion by Budi with a second by Webb to approve the minutes of March 21, 2023 as written. Roll call: 4 yea, Rollin and Denes had not yet arrived.

Previous Business – Webb stated the Lorain County Engineer’s office road standards were not yet complete. As they become available they will be used in conjunction with the Grafton Township Road standards previously submitted by Trustee Holmes for Zoning Commission review. Webb asked about a call received by the Zoning Inspector regarding a cell tower. Klebow: received call asking about regulations or process in placing regarding construction of a cell tower in the south east area of the Township. Zoning allows cell towers on B1 zoned property or by asking for a variance. Lanning: called Black River Schools Superintendent Chris Clark, Sullivan, Spencer and Homer Township Zoning Inspectors. The schools have received an inquiry and a lease agreement that they referred for legal review. Mr. Clark stated the lease was not a good deal for the schools. The Zoning Inspector of Spencer received the same call as Klebow asking about regulations or process, neither Homer nor Sullivan Township Zoning Inspector’s have received any call. Informed Mr. Clark of these findings and my opinion that the tower would benefit all the school district if located on the school grounds. Mr. Clark stated there were neighbors who would oppose the construction due to lights because they opposed the lights on the ball field. Klebow: believe this tower would not be high enough to require strobes dictated by FCC. Lanning: If the school does not provide the land than the farmer or farmers adjacent will and there will be no benefit for the entire school district. Klebow: checked further on Open Burning laws, the State prohibits burning from 6:00 AM to 6:00 PM and there are no local regulations. Suggest contacting the Fire Chief before burning. Discussion on the recently received zoning regulation language from Ohio Township Association on small solar facilities.

Zoning Inspector – Klebow: Provided an updated report on the status of Zoning permits and letters. 1) Mason on Bursley Road: they are proceeding with clean up. 2) Kozik of Hawley Road: informed them that they need 10 vehicles removed by May 1st. 3) Kidney of New London Eastern Road: still need to contact 4) Shetler of RT 162: first warning letter returned for incorrect address, will re-mail 5) Philipps of Stewart Road: mess around the pond is the problem and will check on clean up status 6) Reveglia of West Road: will check on the shipping container removal June 1st. 7) Morrison of West Road: checking back at end of April for shipping container removal. 8) Jaram of Baker Road: received a verbal complaint that someone is living in the structure again. Mr. Jaram previously sent an email “thread” that appeared to show the Lorain County Health Department was not requiring him to apply for a sewer permit. Sent email 4.6.2023 about the complaint and Mr. Jaram returned a voice mail stating on one was living in the structure, however they are using it for short term storage (they live nearby). Todd Denes: live across the road from this structure and someone has been living there for 2 weeks. Klebow: would help to get a complaint in writing and also any additional proof. Contacted Mr. Mangan this morning about this issue, will ask again that the Lorain County Prosecutor contact Mr. Jaram. In addition, I will follow up with the Lorain County Health District on the permit requirement.

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New Business-

Public Comments – Lanning: the recent zoning permit from Hozan cost \$1,497.00. This is the most money ever received for a zoning permit. Is this because the barn/garage/living area is being charged for the total square footage. The previous barndominium permit application received from Yourich on Bursley was charged for square footage of “living space”. Klebow: the zoning states .30 per square footage. Holmes: the problem is that you don’t know if they build out the interior to encompass the entire barn or not. Denes: agree that you don’t know what they are adding on inside the building. Lanning: Agricultural use is not charged so maybe the zoning needs addressed to reflect this new building type. The Trustees set the fees and maybe they need to address the fees for these type multipurpose buildings.

Motion by Webb with a second by Budi to adjourn. Roll call: 5 yeas, meeting adjourned at 8:00 PM.

Signed Chairman

Attest, Secretary