

Draft

**HUNTINGTON TOWNSHIP ZONING BOARD OF APPEALS
45955 STATE ROUTE 162 WELLINGTON OHIO 44090**

February 15, 2017

MEETING: The Zoning Board of Appeals held a Public Meeting on February 15, 2017 called to order by Sheila Lanning with the Pledge of Allegiance at 6:00 P.M. in the Huntington Township Hall.

IN ATTENDANCE: Ernie Hartman, Norm Dria, Jonathon Traut, Carl Strekely, Secretary Sheila Lanning and Janet Dria. Arriving at 6:45 P.M. was Zoning Inspector Finkel, Frank McCafferty, Peggy McCafferty and Colin McCafferty. Maureen Sanford and Matt Paine were absent.

The Zoning Secretary opened the floor for 2017 Chairman Nominations. **Motion** by Dria with a second by Traut to nominate Hartman 2017 Chairman. **Motion** by Traut with a second by Dria to close nominations. The Secretary called for a vote: Dria –yes, Traut – yes, Strekely –yes, Hartman –abstained. Zoning Secretary opened the floor to 2017 Vice Chairman Nominations. **Motion** by Hartman with a second by Traut to nominate Dria for Vice Chairman. **Motion** by Traut with a second by Strekely to close nominations. Zoning Secretary called for a vote: Dria –yes, Hartman –yes, Traut –yes, Strekely –yes.

Secretary turned meeting over to 2017 Chairman Hartman.

OLD BUSINESS: Minutes from the 2-24-2016 Public Meeting were reviewed. **Motion** by Dria with a second by Traut to approve minutes as written. Vote: 4 yeas. Recognition of long time Board member Dottie Pogorelc resignation, Lanning to draft a letter thanking her for her time on the Board.

Welcome new alternate board member Carl Strekely. **Motion** by Hartman with a second by Dria to move Carl Strekely from alternate to regular member of the Board. Roll call: 3 yeas. Lanning to send letter to Trustees and Sanford asking if there is interest in remaining on the Board as an alternate.

NEW BUSINESS:

#01/con/2017 CMH Motorsports: Zoning Inspector stated fence has not yet been erected. There has been some consolidation of equipment and clean up. **Motion** by Dria with a second by Traut to approve the 2017 conditional home occupational permit. Roll call: 4 yeas.

#02/con/2017 Cornerstone Consultants: No issue or concerns raised, **Motion** by Dria with a second by Traut to approve the 2017 conditional home occupational permit. Roll call: 4 yeas.

#03/con/2017 Ukrainian American Youth Assoc: Zoning Inspector stated the treatment system is up to par but the dump site needs updated. The state has approved extra campsites. No issue or concerns raised, **Motion** by Strekely with a second by Dria to approve the 2017 conditional use permit. Roll call: 4 yeas.

#04/con/2017 Francis McCafferty: No issues or concerned raised, **Motion** by Strekely with a second by Traut to approve the 2017 conditional home occupational permit. Roll call: 4 yeas.

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#05/con/2017 Wendt Taxidermy: Zoning Inspector stated no complaints or concerns filed, carcasses being disposed of properly. **Motion** by Dria with a second by Strekely to approve the 2017 conditional home occupational permit. Roll call: 4 yeas.

Zoning Inspector requested discussion on question from prospective residents concerning the 1400 square foot minimum. People have come to Zoning Inspector asking why it has to be 1400 square feet. No one has yet brought the issue to the ZBA. Discussion on homes that are grandfathered at less than 1400 square foot. Hartman stated each case would stand on its own merit. Traut asked about a small cabin type house way off the road by a pond. They would have to approach the ZBA for a variance. Pogorelc resigned in July 2016 due to having moved out of the Township. Trustee Jed Lamb asked if the Board would consider meeting periodically throughout the year. Strekely suggested the reason for the meeting would be to review and get to know each other. Traut stated the older members might understand the role of the Board better than new members. The Zoning Inspector noted the Board is quasi-Judicial and independent of the Trustees. The Secretary stated any cases heard before the Board would have all information prior to the meeting. Dria stated there were previous workshops held with Trustees and Zoning Commission Board members. Hartman suggested Secretary take the workshop suggestion to the Trustees. Discussion on what is a good variance. Traut stated the Lorain County Prosecutor's training held in 2016 was educational.

ADJOURN: **Motion** by Strekely with a second by Dria to adjourn. Vote: 4 yeas.
Meeting adjourned at 7:00 PM.

Signed

Chairman

Attest:

Secretary