

Draft

HUNTINGTON TOWNSHIP ZONING COMMISSION
45955 STATE ROUTE 162

Minutes of April 20, 2021

The Huntington Township Zoning Commission met in regular scheduled session at 7:05 PM at the Township Hall. Todd Denes called the meeting to order with the pledge of allegiance. Roll call vote with the following present: Rita Rollin, Todd Denes, Jackson Denes, Tom Murray, Dennis Finkel and Secretary Sheila Lanning. Bob Budi was absent and Lyn Ickes arrived at 7:12

Motion by Murray with a second by Rollin to approve the minutes of March 16, 2021 as written. Vote: 3 yes.

Zoning Inspector- Some permits for homes and buildings issued.

Public participation – none

Old Business – The Board opened discussion on the new district questions by reviewing previous question: 3) Will farming be allowed in the green space? Will it be specific to just row cropping or would livestock be allowed for grazing? Board Discussion= farming can be allowed but there is still not a consensus on animals. Leasing the ground and the need for a barn or housing are disputed points. Ickes: need to define the type of farming. **Consensus** to allow farming but to be *site specific* in the determination. 7) The percentage of lot covered could increase with lot size this may impact the following: a. Would there be an additional limit on the number of accessory buildings beyond the maximum square footage or percent of lot covered? Will this include accessory buildings (detached garages, sheds, barns pool houses, greenhouses, etc.)? b. Will this include hard surfaces such as driveways, areas around inground pools and walkways? **Consensus** to not allow percentage of lot covered to increase beyond the previous determination of maximum of 35%. **Consensus** to not include hard surfaces in percentage. 8. Will there be a minimum dwelling square footage? **Consensus** to follow underlying zoning of 1400 square feet. A. Will there be a height restriction? B. Any room for negotiation? **Consensus** to follow zoning 7.13 section anything beyond that can go to the Board of Zoning Appeals. Stick with underlying zoning. 9. What would be the minimum/maximum square footage of an accessory building? As long as falls within 35% maximum coverage previously set. 10. Are fences going to be permitted? If so will there be opacity requirements lot line requirements? Height requirements? **Consensus** to allow if they meet underlying zoning, the home owner's association can handle fence opacity. 11. Will the setbacks and side lot lines remain the same as underlying zoning? **Consensus** to keep setback same as underlying zoning, 15' side setback, 50' rear and 100' from centerline (which is 70' from property line). No accessory buildings in front of houses. 12. Will you permit signage at the front of the development? **Consensus** to allow and see 7.20 in resident zoning. 13. Will you be okay with a gated/private community? **Consensus** to not allow. 14. Would you consider triplexes or quadplexes? Condos? **Consensus** to allow, nothing bigger than a triplex or cluster house one story, no rentals but only purchases. 15. Would you consider overflow parking or on street parking if the road was wide enough? **Consensus** no on street unless it is built into street design. 16. Would you allow Campers, Mobile Homes, Semi Trucks to be parked in drive ways? Or if an area was built specifically for that purpose would that be better and something for negotiation? **Consensus** allow but need rules, this is not developed into a campground. The HOA must maintain. 17. Will sidewalks be required? **Consensus** not required but will be

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designed by the plan submitted. 18. Underground utilities? *Consensus* yes to underground utilities.

New Business – none

Motion by Ickes with a second by Denes to adjourn. Vote: 4 yes, meeting adjourned at 8:35 P.M.

Signed Chairman

Attest, Secretary