

Draft

HUNTINGTON TOWNSHIP ZONING COMMISSION
45955 STATE ROUTE 162

May 20, 2025

The Huntington Township Zoning Commission held a regular scheduled meeting, called to order at 7:00 PM with the pledge of allegiance by Chairman George Webb. In attendance: Bob Budi, David Boozer, Gerald Largent, George Webb, Rita Rollin arriving at 7:11 pm Secretary Barb Murray, Zoning Inspector Nora Klebow.

Oath of Office: The Oath was administered by Secretary Murray to George Webb with Mr. Webb acknowledging the Oath.

Motion by Budi with a second by Boozer to approve the minutes of March 18, 2025, as written. Roll call: 4 yeas.

Previous Business

Legal business zoning cell towers – Webb was absent for the March meeting; no quorum for April; no quorum for February; January meeting was called due to weather. Inspector Klebow spoke with prosecutors office regarding Conditional Use review for Cell Towers. There is nothing in State law regarding renewal of this type of permit for Cell Towers. The township wants to maintain the oversight of cell towers for maintenance and performance of the tower for public safety. Therefore, due to the complexity of this public utility the Board request renewal of Cell Towers Conditional Use Permits to be reviewed every 5 years rather than every year.

Section 11.7 Zoning Book Update to Conditional Use for Cell Towers every 5 years. Webb will update then send to Zoning Inspector and Secretary. Secretary to send to Planning.

A Motion to update Zoning Book and to move along this issue to Planning Commission was called by Budi and seconded by Largent with all members voting yea to send to Regional Planning Commission. After Plannings approval updated section 11.7.

New Business

Zoning Inspector – Report dated 5/20/2025 provided by Zoning Inspector Klebow. Zoning Commission members to view at their leisure and call or text Zoning Inspector Klebow with any comments or questions. Good news got rid of that shipping container on Bursley Rd. and working on junk cleaning up within the township.

Conversation at length regarding the vague language on yard frontage and buildable vs non buildable lots discussed. This stems from the Overstreet Western Reserve Land Conservancy lot split. Zoning Inspector exchanged email with Planning suggest we clean up non buildable lots. Planning suggests all lots to be buildable, but townships can choose different. Zoning Commission discussed updating Chapter 6 for dwelling requirements stating all lots size verbiage and non-landlocking parcels then modify driveway regulations to 24' with a minimum lot size of 2 acres.

Additional discussions regarding driveway requirements and easements on property line. As stated

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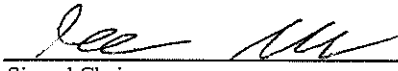
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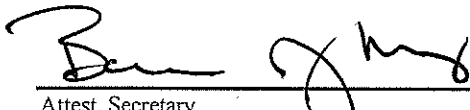
currently there is no restriction, Zoning Commission need to clarify driveway requirements regarding property line.

Public Comments

None

Motion by Budi with a second by Webb to adjourn. Roll call: 4 Yeas, meeting adjourned at 7:30 PM.



Signed Chairman

Attest, Secretary