

Draft

HUNTINGTON TOWNSHIP ZONING COMMISSION 45955 STATE ROUTE 162

March 18, 2025

The Huntington Township Zoning Commission held a regular scheduled meeting, called to order at 7:23 PM with the pledge of allegiance by Vice-Chairman Bob Budi. In attendance: Bob Budi, David Boozer, Gerald Largent, Trustee Rollin, Trustee Holmes, Secretary Barb Murray, Zoning Inspector Nora Klebow, George Webb, absent, Rita Rollin arriving at 7:20.

Oath of Office: The Oath was administered by Trustee Homes. All confirming with Yea. Zoning Commission member, John Wilkerson has resigned. Five (5) Zoning Commission members needed plus one (1) alternative.

Elections: Bob Budi nominates George Webb as Chairman, 2nd by Largent.

Roll Call: Budi, Boozer, Largent, Rollin 4 Yea 0 Nea. Motion accepted George Webb Chairman.

Budi nominate as Vice Chair by Rollin, 2nd Boozer.

Roll Call: Budi, Boozer, Largent, Rollin 4 Yea 0 Nea. Motion accepted Bob Budi as Vice-Chairman.

Motion by Budi with a second by Rollin to approve the minutes of December 17, 2024, as written. Roll call: 4 yeas.

New Business- Overstreet Lot Split request to sell rear property to the Western Reserve Land Conservatory. Zoning Inspector Klebow, Lorain County Planning Commission and the County Prosecutor, Christine spent many hours noodling through Huntington Township Zoning Regulations regarding frontage for buildable vs non buildable lots. Our current Zoning books language needs clarification. Zoning Inspector Klebow is in the process of working with the prosecutor's office for language correction and will submit recommendations at the next Zoning Commission meeting. In the meantime, the Overstreet Variance is null and void. The prosecutor's office will note on the deed to the Western Reserve Land Conservatory lot is non buildable land.

Motion by Budi with a second by Rollin to Zoning Inspector work with Lorain County Prosecutors office for precise language for buildable lot vs a non-buildable lot. Roll Call Vote: All favorable.

Previous Business – The Board will review the changes to cell tower zoning proposed by Lorain County Prosecutor Jacob Pullar. *The revision is attached to these minutes.*

Zoning Inspector – Report dated 3/18/2025 provided by Zoning Inspector Klebow. Trustee Walter Rollin and Inspector Klebow did a drive around throughout the township and made several discoveries regarding noncompliance issues. The inspector also stated there was concern that the Kozik property was bringing more vehicles onto property. Mrs. Kozik stated that no new vehicles were brought onto the property. Zoning Inspector will compare current photos taken during the drive by with Trustee Rollin to the county auditors website.

Owens Property Shipping container and half build shed: Shed will have walls this spring. Still an issue with burning tree debris on property. Next door neighbor is within 1000' of property line and

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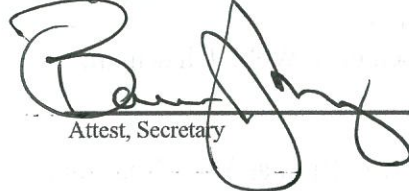
this is an ongoing issue.

Public Comments – Trustee Rollin would like to see Zoning Inspector Klebow work with the county prosecutor on the language clarification.

Motion by Largent with a second by Rollin to adjourn. Roll call: 4 Yeas, meeting adjourned at 8:08 PM.



Signed Chairman



Attest, Secretary