

**Draft**

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

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**January 29, 2024**

**MEETING:** The Zoning Board of Appeals held a special scheduled public meeting on January 29, 2024 called to order by Dan Goble with the Pledge of Allegiance at 6:00 P.M. at the Huntington Township Hall.

**IN ATTENDANCE:** Dan Goble, Jonathon Traut, Carl Strekely, Doloris O'Connor, Paul Dria, Zoning Inspector Nora Klebow, Secretary Sheila Lanning, Lyn Ickes, Chris Ferguson and arriving at the close of the meeting Chris Hastings.

Secretary Lanning administered the Oath of Office to returning Board member Dan Goble. The Floor was open for 2024 nominations for Chairperson. **Motion** by Traut with a second by Dria to nominate Dan Goble for 2024 Chairperson. Hearing no further nominations, roll call for Chairperson for 2024: Dan Goble= abstain, Jon Traut= yes, Carl Strekely= yes, Paul Dria= yes, Doloris O'Connor= yes. Four favorable, Goble abstained, Dan Goble is the 2024 Chairman for the Zoning Board of Appeals.

Chairman Goble opened the floor for 2024 nominations for Vice Chairperson. **Motion** by Traut with a second by Dria to nominate Carl Strekely for Vice Chairperson. Hearing no further nominations, roll call for Vice Chairperson for 2024: Dan Goble= yes, Jon Traut= yes, Carl Strekely= abstain, Paul Dria= yes, Doloris O'Connor= yes. Four favorable, Strekely abstained, Carl Strekely is the 2024 Vice Chairman for the Zoning Board of Appeals.

Chairman Goble: "Will the Secretary please call the roll."

Roll call: Dan Goble= yes, Jon Traut= yes, Carl Strekely= yes, Paul Dria= yes, Doloris O'Connor= yes.

Chairman Goble: "Five members are present. A minimum of three is required for a quorum."

Chairman Goble: "The minutes of the previous meetings have been distributed prior to this meeting. Are there any corrections to the minutes? The Chair recognizes a motion to accept the minutes as distributed"

**Motion** by Traut and a second by Dria to accept the minutes as distributed.

Roll call vote: Dan Goble= yes, Jon Traut= yes, Carl Strekely= yes, Paul Dria= yes, Doloris O'Connor= yes.

Chair: "There were five yes votes and zero no votes. The minutes are approved as distributed"

**UNFINISHED BUSINESS:**

Chairman Goble: "With members present, is there any unfinished business?"  
"With there being no unfinished business, next item, New Business."

**NEW BUSINESS:**

Zoning Inspector Klebow passed out the 1/29/2024 Property Zoning Status spreadsheet to the Board.

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Chairman Goble: "Will the Secretary read the agenda for the Zoning Board of Appeals."  
Secretary: Conditional Use Permit Renewals for 2024 that have been returned are: James McAleese for Cornerstone Consultants, Christopher Ferguson for Fergs Construction, Ukrainian Youth Camp for Bursley Road organization.

Chairman Goble: "To those of you present at this meeting, the burden of proof is upon the applicant. Applicants here today have a right to have an attorney present. I will now give the oath to all individuals who intend to give testimony, introduce documents, or provide comments. All individuals please stand and raise your right hand. Do you swear to tell the truth, the whole truth and nothing but the truth so help you God?"

All answer I Do.

Chairman Goble: "I now call for abstentions by any board member who has a conflict of interest pertaining to this specific matter before the board." No Board members have abstained. "The Chair recognizes the Township Zoning Inspector for remarks that may expand or clarify on the renewal applications before the board at this time."

Zoning Inspector Klebow: There has been no word from four of the renewal applicants. Letters and applications were mailed. Stopped by the Hastings (CMH Motorsports) location today and Mr. Hastings has not gotten the letter or application. Will check into the reasoning behind not hearing from Carol Sipes (Harris Tax Service), Lynn Wells (Lynn's K9 Corner) and Frances McCafferty. Also received an application recently from Ron Pawlus for a Deer Processing business on Clark Road.

Chairman Goble: "The applicants present may now present their case which includes your present position, arguments, contentions, witnesses, or exhibits."

James McAleese: Application returned, no one present to speak. Zoning Inspector has received no complaints or concerns.

Chairman Goble: "Any questions, concerns, complaints or inquiries received by the Board may now be discussed." Board members have heard no issues or complaints.

Chairman Goble: "This hearing is complete. Will the Secretary poll the members to register their individual yes or no vote on the issue before them?"

Roll call vote: Dan Goble= yes, Jon Traut= yes, Carl Strekely= yes, Paul Dria= yes, Doloris O'Connor= yes.

Chair: "There were five yes votes and zero no votes. The conditional use permit is approved"

Lyn Ickes: what is the difference between "work from home" and home business. Why would anyone working from home need a conditional use permit. Klebow: typically working from home for a company that is located elsewhere is not the same as basing a business out of your home.

Ukrainian Youth Camp: Application returned, no one present to speak. Zoning Inspector has received no complaints or concerns.

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Chairman Goble: "This hearing is complete. Will the Secretary poll the members to register their individual yes or no vote on the issue before them?"

Roll call vote: Dan Goble= yes, Jon Traut= yes, Carl Strekely= yes, Paul Dria= yes, Doloris O'Connor= yes.

Chair: "There were five yes votes and zero no votes. The conditional use permit is approved"

Lyn Ickes: How does the Ukrainian Youth Camp get a conditional use permit when there is no conditional use for this type organization in residential agricultural district.

Klebow: this is a nonconforming conditional use permit in Residential Agricultural District. An application form can be made to specifically address this scenario. Lyn

Ickes: why are they not like Rustic Lakes and Clar Mar. Klebow: they are not rezoning to Recreational Business because they are a non-profit youth camp.

Fergs Construction: Application returned, Christopher Ferguson is present to speak.

Zoning Inspector has received no complaints or concerns. Christopher Ferguson stated he is working on building on State Route 162 to move all his construction business.

Hoping to move all the business to the new location by the end of 2024. The portion of property that he will build upon is currently zoned B1.

Chairman Goble: "The board members may now direct questions and comments to Mr.

Ferguson." Strekely: are you putting up a building. Ferguson: I have constructed a smaller building already. Klebow: he has gotten a permit for the current building.

Chairman Goble: "You may now present any rebuttal to the evidence presented to you."

Ferguson: Nothing further.

Chairman Goble: "You may now present your closing argument."

Ferguson: Nothing further.

Chairman Goble: "This hearing is complete. Will the Secretary poll the members to register their individual yes or no vote on the issue before them?"

Roll call vote: Dan Goble= yes, Jon Traut= yes, Carl Strekely= yes, Paul Dria= yes, Doloris O'Connor= yes.

Chair: "There were five yes votes and zero no votes. The conditional use permit is approved"

Doloris O'Connor: How can Nesbett be allowed to have all the junk. Why have the

properties around Nesbett not be told to clean up? Klebow: I appreciate your bringing these situations to my attention. I will check into them further. As for Nesbett, I will try to schedule a meeting to discuss with him any intensions for the property. Without being a resident of the Township, I rely upon others to bring situations to my attention.

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Lanning: need to schedule a meeting of the ZBA to review the new application from Mr. Pawlus for a deer processing business and the unanswered annual renewals from McCafferty, Harris Tax Service, CMH Motorsports and Lynn's K9 corner. *Consensus* to schedule the next meeting March 6<sup>th</sup> at 6:00 PM.

**ADJOURNMENT:**

Chairman Goble: "If there is no further business, a motion for adjournment is now in order." *Motion* by- Strekely and a second by O'Connor to adjourn.

Chairman Goble: "Will the Secretary poll the members to register their individual yes or no vote on the motion to adjourn."

Roll call vote: Dan Goble= yes, Jon Traut= yes, Carl Strekely= yes, Paul Dria= yes, Doloris O'Connor= yes.

Chairman Goble: "There were five yes votes and zero no votes." The motion to adjourn is approved."

Chairman Goble: "The meeting is adjourned at 6:49 PM. So ordered."

Chris Hastings arrived at the meeting after adjournment. He will present his case at the March 6, 2024 6:00 PM meeting of the Zoning Appeals Board.

Signed: \_\_\_\_\_  
Chairperson

Attest: \_\_\_\_\_  
Secretary