

**Draft**

HUNTINGTON TOWNSHIP ZONING COMMISSION  
45955 STATE ROUTE 162

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**October 15, 2024**

The Huntington Township Zoning Commission held a regular scheduled meeting, called to order at 7:11 PM with the pledge of allegiance by Chairman George Webb. In attendance: Bob Budi, George Webb, David Boozer, Secretary Sheila Lanning, Zoning Inspector Nora Klebow, Chris Ferguson and arriving at 7:20 Rita Rollin.

**Motion** by Boozer with a second by Budi to approve the minutes of September 17, 2024 as written. Roll call: 3 yeas, (Rita Rollin had not yet arrived).

**New Business-** Chris Ferguson presented his case to rezone several acres of his property on SR 162 from RA to B1. Zoning Inspector Klebow clarified that 1000' of the property is currently zoned B1 and Mr. Ferguson wishes to extend the B1 zoning West and South. Discussion on the future expansion of Mr. Ferguson's business and completing his business relocation from McMillian drive. Mr. Ferguson wishes to protect neighbors by not developing close to the SR 162 property line and leaving the farm land tillable. Zoning Inspector confirmed that RA district allows building up to 5' of property line but B1 district must maintain 75' buffer to property line.

**Motion** by Rollin with a second by Webb to recommend rezoning of additional feet West and south from RA to B1 as requested by Christopher Ferguson and forward recommendation to Board of Trustees. 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 10.15.2024 provided by Zoning Inspector Klebow. Trustee Walter Rollin briefly stopped at the start of the meeting to inform the Inspector that a previously reported RV with someone living inside had been removed. Inspector stated there was concern that the Kozik property were bringing more vehicles onto property. Mrs. Kozik stated that no new vehicles were brought onto the property.

**Public Comments** – none

**Motion** by Budi with a second by Boozer to adjourn. Roll call: 4 yeas, meeting adjourned at 7:51 PM.

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Signed Chairman

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Attest, Secretary