

ELLSWORTH TOWNSHIP ZONING BOARD
RECORD OF PROCEEDINGS

2016-006

Minutes of *Ellsworth Zoning Commission*
PUBLIC HEARING
Held *May 03, 2016*

On Tuesday, May 03, 2016, the Ellsworth Township Zoning Commission's public hearing began at 6:04 PM at the Fire Hall.

Chair Fred Schrock called the special hearing to order.

Chair Fred Schrock lead with the Pledge of Allegiance followed by a moment of silence for those serving our country past and present.

Members present were Chair Fred Schrock, Vice Chair Sean Giblin, Jim Tripp, Janine Goddard and Alternate Jim Mayberry. Dan Stout was excused on medical leave; Jim Mayberry takes his place as regular member.

Three (3) guests were present – Dee Tripp, Trustee Fred Houston and Lee Sandstrom. Inspector Wayne Sarna and consultant George Smerigan were also present.

Chair Fred Schrock introduced the commission members to the public and acknowledged and commend all the past and present commission members that worked on the making of the new zoning resolution book, this has been in the process for the last ten years. Past members included Frank Marra, Ron Niemiec, Wayne Sarna, Ishraq Hafiz, Sandi Bates, MaryAnn Stack, Laura Lyden, Brian Benyo, and Brian Snyder.

Fred Schrock also introduced our zoning consultant, George Smerigan.

Fred Schrock went over the procedure as specified by Ohio Revised Code (O.R.C.) 519.12 for Zone Amendments. He then stated that the hearing dates were set by a motion and a legal notice was published in the local newspaper (Vindicator) on Saturday, April 23, 2016.

There was a motion made at our April 12, 2016 meeting to initiate the process to amend our current zoning ordinance.

On April 15, 2016 the Mahoning County Planning Commission was given in a timely manner the documentation along with the proposed zoning map which is in correspondence with the zoning resolution. It was noted that this proposed map is a part of the final process.

Fred Schrock asked Janine Goddard to read the legal notice as published in the Vindicator.

The MCPC also met on April 26, 2016 and held their meeting. Janine Goddard read the letter received from MCPC on their recommendation. MCPC recommended to approve (the zoning resolution.)

Fred Schrock asked the public if there were any questions up to this point. NONE.

Fred Schrock moved on to the presentation of the proposed Zoning Resolution that was submitted to MCPC. With this, the commission needed to include a SUMMARY OF CHANGES. Fred then read the list from the SUMMARY OF CHANGES to the public.

Fred Schrock said to the public that everyone will have the opportunity to speak. All things brought to our attention will be put in a file that will be looked at and evaluated during our next regular meeting on May 10, 2016.

After tonight's meeting the commission will be continuing the hearing process on Saturday, May 07, 2016 at 10:00AM. After that hearing the commission will meet on Tuesday, May 10, 2016 for our regular meeting and will go over the items that were a concern by the public. Then the commission will then determine whether to move ahead approving the draft to be submitted to the trustees or not; or whether it will be amended to do that.

Fred Schrock once more asked if there were any questions or comments from the public. NONE.

The meeting was then turned over to consultant George Smerigan.

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George was brief due to the small crowd. He said that everything has changed (in the proposed zoning resolution) due to the format change. The commission went to the tables and charts to make it easier to follow and to read and to use. The zoning map is not changing, all districts are still zoned the same, but there was an elimination of B1 and B2, we just have B (Business). The map showed a Water District, so a section was added to be more descriptive in the zoning resolution. Also the R4 district was eliminated, there was no map R4, it did not exist anywhere in the township and no desire to establish an R4 district. There were some adjustments modernizing from the current zoning ordinance, as an example "changeable signs". These did not exist in 1969 and do now, so they were included in the resolution. Conflicts in the old code were corrected; sections that contradicted each other were corrected. There were minor changes to the list of permitted uses in districts, and to some of the standards in the districts.

Fred Schrock welcomed the public for any concerns or any questions for George Smerigan.

Lee Sandstrom of 10719 Akron Canfield Rd, he has a 37 acre property. He gave a handout with a list of questions and concerns. George Smerigan went through the list and commented on each of Lee's concerns.

Sean Giblin suggested that Inspector Wayne Sarna give us a list of the forms needed to be used when issuing a permit and follow up forms which was one of Lee Sandstrom's concerns.

Dee Tripp asked Inspector Wayne Sarna if there was anything in the resolution that creates a problem for him. Wayne asked about preexisting small lots, regarding building something. He was told they do have the right to use their property.

Dee Tripp asked if the fee to go through the appeals board should then be waived for preexisting small lots. Fred Houston said they have in the past. It is an option of the trustees to do so, not the zoning commission.

Fred Schrock said it was good to listen to the concerns of the public tonight.

Back to the commission.

A motion is made by Sean Giblin to continue the meeting on May 07, 2016 at 10:00AM, seconded by Jim Tripp. Roll call - Sean Giblin – yes; Janine Goddard – yes; Fred Schrock – yes; Jim Mayberry – yes; Jim Tripp – yes. Motion carried.

Jim Mayberry made a motion to adjourn at 7:12PM; seconded by Sean Giblin. Roll call: Sean Giblin – yes; Janine Goddard – yes; Fred Schrock – yes; Jim Mayberry – yes; Jim Tripp – yes. Motion carried.

Janine Goddard
Secretary