

ELLSWORTH TOWNSHIP ZONING BOARD
RECORD OF PROCEEDINGS

2016-011

Minutes of *Ellsworth Zoning Commission* Regular Meeting
Held August 9, 2016

On Tuesday, August 9, 2016, the Ellsworth Township Zoning Commission's regular meeting began at 6:05 PM at the Fire Hall.

Chair Fred Schrock opened the meeting leading 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, Janine Goddard, Dan Stout, Jim Mayberry and Alternate Jerry Matteucci.

Two (2) guests were present; Curt Morrison and Lee Sandstrom. Also Inspector Wayne Sarna was present.

Chair Fred Schrock will verify with Inspector Wayne Sarna, the recording of the Official Zoning Map and the new Zoning Resolution. He also wants to know what is going on with Kale and his property.

A motion was made by Sean Giblin to approve the July 12, 2016 minutes, seconded by Dan Stout.

Roll call: Sean Giblin – yes; Janine Goddard – yes; Fred Schrock – yes; Dan Stout – yes; Jim Mayberry. Motion carried.

Wayne Sarna said that the Resolution and the Official Zoning Map were officially recorded last week on July 27, 2016. The resolution has been printed and the books are available to the public for \$10.00 each.

Fred Schrock asked Wayne about Kales, the new owners of the Young property on the corner of Rt. 45 and Rt. 224. Fred Schrock wanted to update the commission in regards to what was going on so when it comes up at a meeting, the commission is prepared.

- After a trustee's meeting, Bob Kale mentioned his concerns to Fred Schrock, Wayne Sarna and Jim Tripp regarding putting the property up for sale. The property is divided into four parcels and they are not all zoned commercial. He wants to have them all zone the same so when sold, they would be selling it as all commercial property. He was advised to see the Zoning Inspector and look into applying for a district zone change. The procedure for the zone change is in the Zoning Resolution. Wayne said that 2 of the parcels are already zoned commercial, a third is about $\frac{3}{4}$ commercial with the balance zoned agricultural, and the fourth going into the ravine is all zoned agricultural. Wayne is pretty sure, Bob Kale just wants to rezone the parcel that is part commercial and part agricultural and leave the one with the ravine as is.
- Bob Kale also was advised to go the Mahoning County Tax Department when he said that he has been paying taxes for commercial use on vacant land. He wanted to know how this could be. This is matter he must take up with the Mahoning County Auditor, not the township.
- Bob Kale also questioned how the same parcel can be zoned as two different districts. Told he had to go through the zoning commission to have the parcel rezoned and follow the procedure in the zoning resolution.

Sean Giblin suggested that the commission needs to have a set of maps, the official zoning map and the land use map, present at every meeting. He also suggested having them laminated and hung on the wall for all to see and use. It was the consensus of the commission to do this.

It was noted that to date, The Dollar General contractor has not come in and applied for a building permit.

Curt Morrison mentioned that he sent an email to the Dollar General contractor to try to have them pay for a line for gas to the corner of RT45 and RT224. He also noted that Knox Gas has dropped the tie-in price from \$2800 to \$1700.

There was more discussion on gas lines and gas companies in Ellsworth.

Fred Schrock introduced Curt Morrison to the commission as the Chairman of the Board of Appeals.

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Fred Schrock asked if there was any more business to discuss. None.

Jim Mayberry made a motion to adjourn at 6:40PM; seconded by Janine Goddard.

Roll call: Sean Giblin – yes; Janine Goddard – yes; Fred Schrock – yes; Dan Stout – yes;
Jim Mayberry. Motion carried.

Janine Goddard
Secretary