

2014 Minutes of Ellsworth Zoning Meeting

Mar 06, 2014

2014-005

On Thursday, March 06, 2014 the Ellsworth Township Zoning Commission Work Session began at 6:00PM at the Town Hall.

Chairman Fred Schrock opened the meeting leading with the Pledge of Allegiance followed by a moment of silence for our service personnel.

Members present were Chairman Fred Schrock, Janine Goddard, Jim Tripp and Frank Marra. Absent was Ishraq Hafiz for personal reasons.

Two (2) guests were present – Dee Tripp and Richard Gordon.

Also present was George Smerigan, our consultant for the proposed Zoning Resolution of Ellsworth Township.

Workshop was handed over to George Smerigan and he proceeded to go thru his updates on the Zoning Resolution Draft since our last meeting.

George told us that he was satisfied with Chapters 2, 3, 4 & 5. That chapters 6 & 7 need discussed.

Chapter 8 on PUD is currently on hold per the zoning commission's request. He added Chapter 9 – General Sign Regulations. And Chapters 10 & 11 was changed to Chapters 11 & 12 respectively.

Mentioned were adding definitions for some of the new terms.

Richard Gordon of 10875 Akron Canfield Rd dropped by to discuss if it was possible for him to request a zone change on his two parcels located at the previous address. His property is the third house past the Methodist Church on Route 224, approx. 1-1/2 acres.

Parcel numbers are 23-052-N-016.11-0 and 23-05-N-015.00-0. Mr. Gordon wants to combine the lots and request a zone change from Residential to Business. After being told we did not see why he couldn't request the change, he was told the procedure for requesting the zone change.

Also discussed at the work session was in regards to the map corrections after all the district changes and George said the County would be notified at the end.

Mentioned was the need for the Land Use plan to be worked on very soon, that we must get together with the trustees to discuss and have their input.

Another point brought up was that Myer's Equipment and Baird Bros paid real estate taxes were possibly being credited to Canfield Township instead of Ellsworth Township. George suggested looking into this.

Question asked to George Smerigan by Frank was what happens when a majority of residents are against a zone change. George replied that we have an obligation to listened to their input, but we are not obligated to refuse a zone change if it is for the good of the community.

For our meeting with the trustees in regards to the Land Use Plan, Mr. Smerigan suggested we have a large copy of a Ellsworth Township land use map and also a zoning map. He also said that the county should have an utility service areas map. Chairman Fred Schrock said he would make arrangements with the trustees to be present to discuss the Land Use Plan at the next work session. If not then, he would see when the trustees would be available.

Frank Marra asked for each commission member to state what their vision was for our Land Use Plan.

George Smerigan said that land use and utility use must coordinate.

Dates in April that George is available to meet with the Zoning Commission and Ellsworth Trustees are as follows : April 2, 3, 5, 8, 9, 12, 15, 16 or 17.

Motion made to adjourn at 9:15PM by Janine Goddard, seconded by Frank Marra. Motion carried.

Janine Goddard
Secretary