

2014 Minutes of Ellsworth Zoning Meeting

Jan. 14, 2014

2014-002

The January 14, 2014 Organization Meeting of Ellsworth Township Zoning Commission was held at 6:03PM at the Town Hall. It was then followed by the Regular Meeting.

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, Wayne Sarna, Ishraq Hafiz, Jim Tripp and Alternate Frank Marra.

Eleven (11) guests were present.

Organization Meeting proceeded as follows:

- Fred Schrock was nominated for Chairman by Janine Goddard, seconded by Ishraq Hafiz – nomination carried.
- Ishraq Hafiz was nominated for Vice Chairman by Jim Tripp, seconded by Janine Goddard – nomination carried.
- Janine Goddard was nominated for Secretary by Fred Schrock, seconded by Jim Tripp – nomination carried.

Also discussed was changing the Ellsworth Zoning Commission's meetings from the 1st and 2nd Tuesday of each month to the 1st and 2nd Thursday of each month, with the 1st Thursday being the Regular meeting and the 2nd Thursday as the Work Session. Motion was made to change the meetings to Thursday as described above. A motion was made to adjourn the Organization Meeting by Jim Tripp, seconded by Ishraq

Hafiz at 6:15PM and to proceed to the Regular Meeting.

Regular meeting opened at 6:15PM.

Minutes reading was temporarily suspended for the hearing.

A zone change #13-ZC002 was requested by Terrence and Suzanne Shidel of 11722 Akron-Canfield Rd. The property is situated in Section No 12 in the Township of Ellsworth, County of Mahoning, State of Ohio, and known as Lot No 2 in a Replat of T.J. and S.M. Shidel Plat No 1, as recorded in Volume____, Page____ of the Mahoning County Records of Plats, to which reference is hereby made.

Said Lot No 2 contains 23.632 acres fronting Akron-Canfield Rd. The proposed zone change is changing from Agriculture to Business – 2. Hearing was published in the Youngstown Vindicator Dec. 31, 2013.

Terrence Shidel presented his purpose for the request. He wants to expand his Amish Building business to include Amish furniture, starting with handmade desks. He and Suzanne will continue to live in the house until business picks up, then possibly using it for showroom / sales.

- Not sure of additional buildings being constructed – asked by Janine Goddard.
- Asked by Jim Tripp on similarities to his current business – replied only other difference was they would be adding furniture.
- Entrance to business would remain on RT 224.
- Traffic would be small.
- He has been in the Amish Building business since 1998.

Questions and concerns were now open to the public.

Richard Mauch of 11597 Akron-Canfield Rd does not support the Zone change and originally was not going to publicly oppose the change. Due to future work to be done along the front of his property by The State of Ohio, causing his residence to no longer be secluded behind pine trees, Richard Mauch does not want the view from the front of his home to be a business, etc.

Next was **Gary Harger** of 11471 Ellsworth Rd, commented that the letter he received stated that the acreage was 26.632. Gary Harger was told that it was a typo error and the correct acreage is 23.632 as described in the property description. Harger's property adjoins Shidel's on two sides. Harger opposes rezoning of the 23.632 acres due to the proposed business being speculation. He would be okay with less land being rezoned and going from there. He also cited minutes from 1998 regarding original zone change request for Shidel's property. Harger again saying he is opposed because of the uncertainty of what can happen in the future with the property, what it can become if new owners.

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Larry Spencer of 11289 Leffingwell Rd asked how much frontage on Ellsworth Rd was included in the zone change request. Shidel and Fred Schrock both answered "None."

Dee Tripp of 5760 Elias Lloyd asked T. Shidel where the showroom would be on the house. Shidel replied – attached to the house, assuming that the business goes well.

Lee Sandstrom – property owner on RT224 commented that having a residence home on a Business property makes sense; he also added that there would be no advantage to change a zoned Business property back to Agriculture.

Ishraq Hafiz ended the questions by asking if Shidel could request a smaller piece of parcel for the zone change.

- Fred Schrock feels that the request is fair and conforms to the Zoning Book.
- Janine Goddard also agrees and is in favor.
- Ishraq comments that she has peace of mind on taking Shidel's word that he will make land eye pleasing.
- Wayne Sarna stated that he attended the meeting at the Mahoning County Planning Comm. where the proposal was presented by Jim Allen and approved for recommendation.

Motion was made by Janine Goddard to approve the Zone change, seconded by Fred Schrock.

Survey is to be provided to the Zoning Commission per request of Ishraq Hafiz along with a legal description and mailed to PO BOX 122, Ellsworth, OH 44416.

Commission members voted as follows:

Fred Schrock – YES; Janine Goddard – YES; Wayne Sarna – YES; Ishraq Hafiz – YES;
Jim Tripp – YES. Motion passed, approval for recommendation to the trustees.

Carolyn Caldwell of Diehl Lake commented that she is currently parking her car half on common grounds and half on her property. She is requesting to be allowed to bring in gravel so she is able to park two (2) cars on her property. And also to fix stairs to her house. Stated there is a fence separating her driveway from the golf cart passageway. Proposal already approved by Diehl Lake Committee. Carolyn submitted to the commission a copy of the diagrams. Motion made to approve by Ishraq Hafiz, seconded by Jim Tripp.

Minutes were read by Secretary Wayne Sarna for Dec 10, 2013. Motion to approve by Ishraq Hafiz, seconded by Janine Goddard. Motion carried.

Fred Schrock stated that a letter of appreciation should be sent to Sandi Bates for years of service.

Fred Schrock will be contacting George Smerigan on meeting changes.

Next meeting will be Thursday – Feb 06, 2014 at 6:00PM as a Regular meeting with Feb 13, 2013 being a Work session. Meetings to be held at the Town Hall.

Dee Tripp brought up the smell between Gault Rd and the Monastery on RT224. Lee Sandstrom replied that it was from turnips left to rot to fertilize the soil.

Motion to adjourn by Ishraq Hafiz, seconded by Janine Goddard at 7:46PM. Motion carried.

Janine Goddard
Secretary