

ELLSWORTH TOWNSHIP ZONING BOARD  
**RECORD OF PROCEEDINGS**

**2016-009**

Minutes of *Ellsworth Zoning Commission* Regular Meeting  
Held June 14, 2016

On Tuesday, June 14, 2016, the Ellsworth Township Zoning Commission's regular meeting began at 6:04 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, Jim Tripp, Janine Goddard, Dan Stout and Alternate Jim Mayberry.

Six (6) guests were present. Dee Tripp, Dave Scherer (Scherer Construction), Lee Sandstrom, Peter Patel, Bob Toman and Mahmood Khan. Also Inspector Wayne Sarna was present.

Chair Fred Schrock introduced Dave Scherer of Scherer Construction from Florida. Dave is in the process of purchasing land located between the township hall and the corner Sunoco gas station on Rt. 224. He wants to build a Dollar General store on the property. He has done surveys on the property and now wants to run it past the Zoning Commission to see if it meets the regulations of the current (old) Zoning Ordinance.

Fred Schrock reminded everyone that the request must go under the current (old) Ordinance since the new Zoning Resolution does not take effect until July 8, 2016. And also if a variance is requested it too must be heard under the current (old) Ordinance.

After listening to Dave Scherer's proposal and going over his site plan, it was decided that the plans did not meet all the regulations of the current (old) zoning ordinance. Parking and Side set back would have to go through the Board of Appeals for a variance. Also the buffering is at the trustee's preference.

Dave Scherer mentioned that he was given the right to purchase the easement. He has done his due diligent and is ready to apply for a permit tomorrow.

Questions and comments from the public:

- Dee Tripp of 5760 Elias Lloyd Rd asked if Dollar General would commit to preferential hiring of Ellsworth residents. Answer – Dave did not know, he does not run the Dollar General, he is just the landlord. And also if they could use an existing building in Ellsworth. Answer – no, they prefer a new building. Dee also commented that she personally would not like to see a Dollar General in Ellsworth.
- Peter Patel said follow according to the drawings, but said that this is going to hurt small businesses.
- Mahmood Khan – Sunoco - also said that this will hurt small businesses and cause him to possibly close.
- Lee Sandstrom - Canfield – said that he has property in Ellsworth and he too would like to develop it.
- Dan Stout – Diehl Lake – said he preferred not seeing a Dollar General, but we do need to go by the laws.

Trustee Bob Toman said that a letter of recommendation must be sent to Inspector Wayne Sarna.

Dan Stout made the following motion:

*The Dollar General plan does not conform to the current zoning ordinance based on the following:*

- *West side variance is 8.19 ft. on plan versus 10 ft. in the current zoning ordinance,*
- *Plan shows 30 parking spaces versus 182 parking spaces required in the current zoning ordinance,*
- *Also clarification of buffering on west side.*

Motion is seconded by Janine Goddard, no further comments.

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

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Meeting brought back to order.

A motion is made by Sean Giblin to approve May 10, 2016 minutes, seconded by Jim Tripp. Roll call vote: Sean Giblin – yes; Janine Goddard – yes; Fred Schrock – yes; Dan Stout – yes; Jim Tripp – yes. Motion carried.

It was noted that there were changes made to the new Resolution by the Trustees. The Trustees voted to adopt the new Resolution as amended on June 8, 2016. It comes in effect on July 8, 2016.

Other business:

Sean Giblin read an email from Lee Sandstrom telling him that we need procedures - A check list to what is needed when building. Wayne Sarna and Jim Tripp will work on the list per the trustees.

Fred Schrock noted that the trustees have made the following appointments effective July 01, 2016:

- Jim Tripp will become a Board of Appeals member, and leaving the Zoning Commission.
- Jim Mayberry will become a full zoning commission member.
- Jerry Matteucci will become the Alternate on the Zoning Commission.

Dan Stout wanted to thank Jim Tripp for his years of service. Also Jim Tripp thanking the commission for all he learned here at the meetings.

No more comments.

Sean Giblin made a motion to adjourn at 7:29PM; seconded by Dan Stout.

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

Janine Goddard  
Secretary