

# 2014 Minutes of Ellsworth Zoning Meeting 2014-023

## December 03, 2014

On Wednesday December 03, 2014 the Ellsworth Township Zoning Commission work session began at 6:05PM 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 alternate Ron Niemiec who filled in for Ishraq Hafiz. Absent were Ishraq Hafiz and Frank Marra.

Two (2) guests were present; Dee Tripp and Artie Spellman. Also present is Consultant George Smerigan. Tonight's meeting is being recorded.

Fred Schrock started by asking what the commission members thought about the Planned Unit Development (PUD) District submitted to us by George Smerigan.

Ron Niemiec said that we like what Beaver's PUD section said, that we should use that and modify it to fit Ellsworth Township. He thinks that it too restrictive as it currently is, especially in regards to the water requirement.

Fred Schrock said that he received an email from Lee Sandstrom. Fred feels that Lee is most concerned about PUD. He owns 37 acres and has Hank Grover from Western Reserve Land Consultants working with him. Lee's suggestion to Fred Schrock is that the PUD acreage should be between 15 to 20 acres with a minimum of no more than 10 acres and a 20% open space. Lee also wrote that Canfield allows a PUD at 5 acres. It was noted that the commission members did agree to make the change on PUD acreage from 50 acres to 15 acres with a 25% open space and the minimum cannot be less than 15 acres.

Ishraq Hafiz had called and talked to Fred Schrock that she hoped to be able to make it to the next meeting. Fred Schrock also talked to Frank Marra and Frank also said that he planned on being at our next meeting plus the January meeting on the first Tuesday.

Fred Schrock said that he feels that we need to have something in the Zoning Resolution about PUD because it is in our current book. He is concerned about making things too defined; it may not be too conducive long range. His view is simplicity.

George Smerigan put everything in the Zoning Resolution so we can see what the whole Resolution looked like, including PUD. He highlighted in red what we have not discussed.

Ron Niemiec said that we should start with the lists that Jim and Dee Tripp has put together and go from there.

The commission went over Jim's list of comparisons with the PUD in the Draft, the current Zoning Resolution plus our questions. After; the commission is satisfied with the PUD section with the modifications.

The commission also went over questions and corrections on the Zoning Resolution Draft.

George Smerigan will make the corrections as discussed and email the commission a final document form. The commission can go over it and discuss it at the next meeting. He then questioned the Official Zoning Map in regards to making corrections to it. George pointed out districts on the map that we do not have in Ellsworth Township.

Jim Tripp suggested dividing the map into quadrants to identify districts as they are in the new Zoning Resolution.

It was decided that we do need to start working on cleaning up the zoning map; correct the districts.

Motion is made to adjourn at 8:26PM by Janine Goddard; seconded by Ron Niemiec. Motion carried.

Janine Goddard  
Secretary