

ELLSWORTH TOWNSHIP ZONING BOARD
RECORD OF PROCEEDINGS

2017-01

Minutes of *Ellsworth Zoning Commission*
Reorganization Meeting / Regular Meeting
Held *January 10, 2017*

On Tuesday, January 10, 2017, the Ellsworth Township Zoning Commission's reorganization meeting began at 6:02 PM at the Fire Hall.

Vice Chair Sean Giblin 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 Vice Chair Sean Giblin, Janine Goddard, Jim Mayberry, Dan Stout and Alternate Jerry Matteucci. Not present as commission member was Chair Fred Schrock who requested his position not be renewed.

Thirteen (13) guests were present. Inspector Wayne Sarna is also present.

REORGANIZATION MEETING

- Dan Stout nominated Sean Giblin for Chair, seconded by Janine Goddard.
- Janine Goddard nominated Jim Mayberry for Vice Chair, seconded by Jerry Matteucci.
- Jerry Matteucci nominated Janine Goddard for Secretary, seconded by Dan Stout.
- Motion is made by Janine Goddard to accept those nominated, seconded by Jerry Matteucci. Roll call vote – Sean Giblin – yes; Janine Goddard – yes; Jim Mayberry – yes; Dan Stout – yes; Jerry Matteucci – yes. Motion carried.
- Janine Goddard made a motion to hold the meetings the second Tuesday of each month at 6:00PM at the Fire Hall, seconded by Dan Stout. Roll call vote - Sean Giblin – yes; Janine Goddard – yes; Jim Mayberry – yes; Dan Stout – yes; Jerry Matteucci – yes. Motion carried.
- Dan Stout made a motion to close the reorganization meeting, seconded by Janine Goddard. Roll call vote - Sean Giblin – yes; Janine Goddard – yes; Jim Mayberry – yes; Dan Stout – yes; Jerry Matteucci – yes. Motion carried.

Reorganization meeting closed.

REGULAR MEETING

Jim Mayberry made a motion to approve December 13, 2016 minutes, seconded by Jerry Matteucci. Roll call vote - Sean Giblin – yes; Janine Goddard – yes; Jim Mayberry – yes; Dan Stout – yes; Jerry Matteucci – yes. Motion carried.

Dan Stout made a motion to approve December 21, 2016 minutes, seconded by Janine Goddard. Roll call vote - Sean Giblin – yes; Janine Goddard – yes; Jim Mayberry – yes; Dan Stout – yes; Jerry Matteucci – yes. Motion carried.

OLD BUSINESS

Inspector Wayne Sarna brought up General Dollar needs a recommendation on their proposed sign. Janine Goddard made a motion to recommend approval for a permit for the signs for Dollar General. Roll call vote - Sean Giblin – yes; Janine Goddard – yes; Jim Mayberry – yes; Dan Stout – yes; Jerry Matteucci – yes. Motion carried. Janine Goddard will send a letter to Inspector Wayne Sarna stating as such.

No other old business.

NEW BUSINESS

Inspector Wayne Sarna received an inquiry for a cell tower on the Guttman Oil industrial property located on Ellsworth Road.

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According to the matrix in the Industrial and Business section of the Zoning Resolution, it is a permitted use.

Jerry Matteucci asked Wayne Sarna who owns the land; Wayne Sarna answered that Guttman Oil still owns it as far as he knows. Jerry Matteucci also asked if the owner should be requesting a permit, and Wayne Sarna said it was through an agent. Wayne Sarna also said that he would get more information for us.

No more new business.

Ron Niemiec of Diehl Lake Association said that the commission felt that the Diehl Lake people should come to the meetings and they are now here.

Regarding the Harter situation, Ron Niemiec said that in the future, there will no longer be an exchange of money with the Harters; the church will pay the Diehl Lake Association directly.

Fred Schrock asked about the inspection on the Harter garage and Wayne Sarna said it has not been done to date.

Chair Sean Giblin said that a letter was received from legal counsel dated January 6, 2017, stating that the commission is no longer to discuss the Harter case.

Ron Niemiec commented that he was told that every meeting that the commission was discussing Diehl Lake, and now the people from Diehl Lake are attending the meeting. Sean Giblin addressed this issue.

James McGeary of Diehl Lake, said that they bend over backwards to make sure that zoning knows what they are doing when they are doing it.

Sean Giblin commented that any problems regarding zoning need to go through Inspector Wayne Sarna as a complaint before they can be recognized.

Dee Tripp, a resident of Ellsworth, said that at some of the meetings she attended, her observation, there have been comments that Diehl Lake residents do not follow zoning and do not keep Ellsworth zoning offices informed on what they are doing. She feels that Diehl Lake Association was invited to keep up communication between the zoning commission and the Diehl Lake Board.

Sean Giblin reiterated that everything previously brought up about Diehl Lake at the meetings is hearsay; nothing has ever gone through Inspector Wayne Sarna as a formal complaint. Sean also said that it would be great if the Diehl Lake Association could have someone show up at the meetings to answer, if needed, comments brought up at our meeting. Sean said that communication is the key.

There was further discussion regarding communication between the commission and Diehl Lake Association. Also regarding non-zoning violation complaints in Diehl Lake should be going to the Association to be settled, not the zoning commission. Only zoning violations go through Inspector Wayne Sarna and must be formally filed.

Doug Doyle of Diehl Lake also agrees that someone from Diehl Lake should come to the zoning meetings.

It was again noted that legal counsel has been retained to clarify the Diehl Lake situation.

A little more discussions and comments were made regarding procedures.

No other business to discuss.

Jerry Matteucci made a motion to adjourn at 6:50PM; seconded by Jim Mayberry.

Roll call vote - Sean Giblin – yes; Janine Goddard – yes; Jim Mayberry – yes; Dan Stout – yes; Jerry Matteucci – yes. Motion carried.

Janine Goddard
Secretary