

2015 Minutes of Ellsworth Zoning Meeting
Regular Meeting – October 13, 2015

2015-017

On Tuesday, October 13, 2015, the Ellsworth Township Zoning Commission regular meeting began at 6:05PM at the Fire Hall.

Vice Chair Jim Tripp 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 Jim Tripp, Janine Goddard, Sean Giblin and Alternate Dan Stout. Excused were Chair Fred Schrock and Frank Marra.

Three (3) guests were present – Dee Tripp, Lee Sandstrom and Artie Spellman; plus Inspector Wayne Sarna, off and on.

Vice Chair Jim Tripp, filling in for Chair Fred Schrock, went over the agenda for tonight's meeting.

Alternate Dan Stout filled in for Frank Marra tonight also.

Motion was made by Janine Goddard to approve September 8, 2015 minutes; seconded by Jim Tripp. Roll call: Sean Giblin – Yes; Dan Stout – yes; Janine Goddard – yes; Jim Tripp – yes. Motion passed.

Motion was made by Janine Goddard to approve October 06, 2015 minutes; seconded by Jim Tripp. Roll call: Sean Giblin – Yes; Dan Stout – yes; Janine Goddard – yes; Jim Tripp – yes. Motion passed.

Sean Giblin asked if a confirmation regarding Diehl Lake Association's approval for Bob and Cathy Harter's proposed garage was ever received.

Janine Goddard read a copy of the Diehl Lake Trustee's meeting minutes verifying the approval.

Jim Tripp read the letter Inspector Wayne Sarna sent to the Harter's builder, Larry Hrovatich, regarding violations of the building being constructed on Harter's property on Diehl Lake.

The violation was a change in the egress and ingress on the property which would cause a change in the PUD.

Jim Tripp questioned what the procedure is for changing a PUD, said possibly going through the Mahoning County Planning Commission.

Dan Stout and Lee Sandstrom discussed some complaints.

Inspector Wayne Sarna said changing the ingress and egress violates the PUD. And also the Harter's were adding a bathroom and filtration system which he thinks signals that the building might possibly be lived in.

Janine Goddard commented that when the commission was presented the plan, she did ask the Harter's if they planned on living in the building. She was told no by Cathy Harter. Also said we can only go on facts, not speculations.

Members of the commission discussed PUD's, namely Diehl Lake.

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Jim Tripp feels that the commission needs to amend the recommendation that was given previously to the Harter's due to the latest information that was received regarding the PUD.

The dimension of the building being built by the Harter's was incorrectly recorded in the September 08, 2015 minutes as 15ft X 26ft. The correct dimension is 50ft X 26ft.

Jim Tripp made a motion to rescind our recommendation, dated September 08, 2015, to approve the building permit for the erection of a three car garage at 11140 Diehl Lake Drive, based on information from Mahoning County Planning Commission that there is a probable violation of the PUD.

There was no second to this motion, however a lengthy discussion followed. The zoning inspector was asked what he needed from the zoning commission to help resolve the situation, and Wayne Sarna responded that the zoning commission rescind its recommendation because of the probable violation of the PUD cited by the Mahoning County Planning Commission. There was a majority consensus by the zoning commission members to provide the Inspector with a letter in case it was needed. The wording was worked on during the meeting and then Secretary Janine Goddard offered to finalize the letter and send it to Inspector Wayne Sarna.

Jim Tripp read the results of the Board of Appeals meeting on 10-12-2015 regarding Basista Holdings / Dave and Laura Lewis. The appeal was denied for the site plan presented on March 26, 2015.

Dan Stout questioned what power the Zoning Commission has over Diehl Lake PUD. Janine Goddard said that would be a good question for Consultant George Smerigan.

Janine Goddard made a motion to adjourn at 7:30PM; seconded by Dan Stout.

Roll call:

Sean Giblin – yes; Dan Stout – yes; Jim Tripp – yes; Janine Goddard - yes

Motion carried.

Janine Goddard
Secretary