

2015-006

2015 Minutes of Ellsworth Zoning Meeting
Regular Meeting – April 14, 2015

On Tuesday, April 14, 2015, the Ellsworth Township Zoning Commission regular meeting began at 6:03PM at the Fire Hall.

Chairman Fred Schrock opened the meeting leading with the Pledge of Allegiance followed by a moment of silence for our service personnel and also the one soldier that just lost his life in Afghanistan.

Members present were Chairman Fred Schrock, Vice Chairman Jim Tripp, Janine Goddard, Ron Niemiec and Alternate Sean Giblin who filled in for Frank Marra. Absent is Frank Marra; excused.

Four (4) guests were present; Jim DeCenso, Robert and Jenny Belcher; and Lee Sandstrom. Also present is Inspector Wayne Sarna (off and on).

Tonight's meeting is being recorded.

Motion is made by Ron Niemiec to approve March 10, 2015 minutes as amended; seconded by Sean Giblin. Motion carried.

Fred Schrock said the trustees unanimously approved as modified, the Land Use and Policy Plan on April 08, 2015 as modified by the trustees. The modifications were:

- The plan does not change any zoning. The only way zoning a property can be changed is by a request from the land owner through the proper channels.
- A spelling correction.

Jim Tripp asked that the statement made at the trustee's reorganization meeting on January 04, 2014 be noted in our minutes regarding missed meetings. It is as follows: UPON MISSING THREE UNEXCUSED WORKSHOPS OR REGULAR MEETINGS A YEAR, A ZONING BOARD OR ZONING APPEALS BOARD MEMBER WILL BE REPLACED.

Fred Schrock told about his and Jim Tripp's meeting on April 02, 2015 with Crystalline McArdle of Mahoning County Planning Commission. Fred received a copy of Mahoning County Planning Commission's Land Use Plan Map plus a draft of a map that the commission can use as a worksheet. He also made the comment that the 10 year LUP is expiring in 2016 when the Planning Commission works up a new 10 year plan. Fred was told that the Zoning Commission needs to submit (a land use plan map) by mid-June/early July 2015 a review of our projections which would then be available for further refinement. It should reflect what we want Ellsworth to be. Fred also said the Planning Commission is willing to adjust; to be flexible. Also on the LUP map, instead of a circle, the Planning Commission wants defined property lines on the ends of the circle. Jim Tripp said Crystalline wants identifiers on the map, such as lakes, cemeteries, Horse Park, etc.

Fred Schrock said with our map legend, we do not need to conform; we can adjust to fit our map. Crystalline also told Fred, we could change things on the map anytime that we want in the course of those ten years.

Sean Giblin recommended adding the North arrow on the LUP map in the document, everyone agreed.

2015-006

2015 Minutes of Ellsworth Zoning Meeting
Regular Meeting – April 14, 2015

Ron Niemiec asked if the business area can be noted from such and such parcel north to another such and such parcel south to identify area borders on the LUP map as shown in the document. Fred Schrock said yes.

Fred Schrock suggested using sewer lines north-south-east-west as it exists today as borders on the map. And as the sewer lines expand, we go back to the planning commission and adjust our map.

Inspector Wayne Sarna walked in Robert and Jenny Belcher to discuss their thoughts on the old Pellin property that they purchased; which is zoned B-2. This property has multiple buildings on it. Jenny currently has a thrift shop on Rt224 in Canfield that they intend on moving to the one building on the property; and using a section for their business office. Another possibility would be renting the top floor as office space to realtors; attorneys; or other professionals. Currently the Belcher's are waiting on an architect for plans to renovations. Another possibility they mentioned was using part of the house/pool area as a rental hall. Robert Belcher did comment that they do plan on hooking up into the sewer system. He was able to get the last grinder pump, plus there is one already on the property. Robert did talk to the EPA and said he was okay with the number of employees. Robert also said that he is considering having auctions at the property. The Zoning Commission is in favor of the Belcher's possible business plans.

Back to the discussing the LUP map; Jim Tripp said we could keep the different colors on the cemeteries, parks, etc., it would not change the zoning. Also the Mahoning County Planning Commission wanted to see on the map, the upper and lower PUD; Ron Niemiec said that the PUD is all the same PUD. There is no upper or lower.

The current Ellsworth "Concept of Growth" is obsolete, the commission expanded on this in the new LUP. The planning commission said they need to know our concept for growth – our goals and objectives. Fred Schrock said we should use our Policy and Vision Plan as goals and objectives for our township.

Our map needs to be compatible with other townships surrounding our township.

Our districts should be blend with the surrounding townships the best we can.

Fred Schrock mentioned a document he came across that was presented to Mike O'Shaughnessy in August 2014, given by Mike Kurilla for Milton Zoning. Fred just wanted the commission to be aware of some of the items it contained. Basically said that a township may rely on a county's Comprehensive Plan; but zoning still must be based on some comprehensive plan. Jim Tripp said what we have (our LUP) would qualify as a comprehensive plan in court.

NEW BUSINESS

In regards to the Basista Holdings, LLC site plan hearing, our legal counsel for the township, Tonya Rogers, needed two things.

1. For the commission to acknowledge receipt of the March 26, 2015 permit application on behalf of Basista Holdings.

2015-006

2015 Minutes of Ellsworth Zoning Meeting
Regular Meeting – April 14, 2015

2. For the commission to set at tonight's meeting a date for a special meeting to have a site plan review.

Legal counsel; Atty. Matthews or Tonya Rogers, plan to attend this review if made after April 27th.

Fred Schrock asked Wayne Sarna for normal procedure for a site plan meeting. Was told the applicant comes to the site plan presentation meeting and present their plan. Then the Zoning Commission decides what to do in a given amount of time.

Ron Niemiec made a motion to acknowledge receipt of Laura Lewis (Basista Holdings) permit application; seconded by Janine Goddard. Motion carried.

Janine Goddard made a motion to hold a site plan meeting on May 05, 2015 at 6PM; seconded by Ron Niemiec. Motion carried.

Fred Schrock asked the public if there was anything else to discuss for regular business agenda; Lee Sandstrom asked about the where about of past years of zoning minutes and also if all the amendments to the current zoning resolution are documented. Their approval dates. Also what are the changes / additions in the proposed Resolution versus the current Resolution? Lee wanted to know if we documented a trail of changes/ additions. Answer is no.

Motion is made to adjourn regular meeting at 7:30PM by Janine Goddard; seconded by Jim Tripp. Motion carried.

WORKSHOP @ 7:30pm.

Jim Tripp has changes / questions on the Resolution.

- Add sentence to Section 303, Powers and Duties of the Board of Zoning Appeals – H. Such other powers as may be established by this Resolution and/or the Ohio Revised Code.
- To Section 404 – C, add concrete pads. On F – add dwelling units/buildings by type.
- In regards to property frontages, Fred Schrock said he prefers to wait for the public hearing for feedback.
- Janine Goddard noted; looking through the Resolution, there is a spelling error on page 6-4 – principal.

Motion is made to adjourn at 8:39PM by Ron Niemiec; seconded by Sean Giblin. Motion carried.

Janine Goddard
Secretary