

ELLSWORTH TOWNSHIP ZONING BOARD  
**RECORD OF PROCEEDINGS**

**2016-016**

Minutes of *Ellsworth Zoning Commission* Public Hearing  
Held *December 21, 2016*

On Wednesday, December 21, 2016, the Ellsworth Township Zoning Commission's public hearing for zone change request 2016-ZC-1 began at 6:00 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, Janine Goddard, and Dan Stout. Jim Mayberry is unexcused; Alternate Jerry Matteucci has been excused.

Six (6) guests were present; Inspector Wayne Sarna was also present.

Janine Goddard read the zone change application 2016-ZC-1 with the details of the requested zone district change.

Darren Zimmerman and family were present. Darren said first he was happy this was being processed so quickly. He then proceeded to explain his request for a zone district change to change his Agricultural property to Business (the first 500 feet from the street line only). He wants to maintain Agriculture for the balance of his property for personal use. He already has a building on the first 500 feet. He wants to conduct an auto repair / service shop as a family business.

Zimmerman's request for a garage shop is a permitted use per Ellsworth Zoning Resolution.

Fred Schrock asked the zoning commission if they had any questions for the applicant – none.

Fred next asked if the zoning inspector had anything he wanted to add in regards to the application.

Wayne Sarna said the planning commission heard the request yesterday (Tuesday, December 20, 2016) and recommended approval. Wayne did not see any issues.

Dan Stout asked Darren Zimmerman what was the most extensive work he planned on doing in the shop. Zimmerman replied possibly change an engine; no body work. He planned on working on cars and pickups only. It would be a general repair garage.

It is now open to the public for comments – none.

Dan Stout makes a motion to approve recommendation for Mr. Zimmerman's zone district change from Agriculture to Business as applied for.

Roll call – Fred Schrock – yes; Sean Giblin – yes; Janine Goddard – yes; Dan Stout – yes. Motion approved.

Dee Tripp commented that the Trustee's meeting in January 2017 has been moved to Saturday, January 7, 2017 at 9AM for the reorganizational meeting, followed by the regular meeting.

Another issue brought up was regarding the Dollar General Store outdoor sign. Fred Schrock there is the issue on giving a recommendation for a permit when the meeting has not been properly advertised. The commission will put this on the agenda for January 10, 2017 regular meeting.

Jim Tripp, Bob Toman and Sean Giblin all made comments regarding Dollar General and / or the zoning resolution.

Janine Goddard made a motion to adjourn at 6:40PM; seconded by Sean Giblin.

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

Janine Goddard  
Secretary