

2015 Minutes of Ellsworth Zoning Meeting  
Work Session – November 03, 2015

2015-018

On Tuesday, November 03, 2015, the Ellsworth Township Zoning Commission work session began at 6:00M at the Town 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. He also mentioned that a few servicemen have died this past week.

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

Two (2) guests were present – Dee Tripp and Artie Spellman; also Consultant George Smerigan.

Alternate Dan Stout filled in for Frank Marra tonight.

Fred Schrock mentioned that there will be lots of veteran activities going on.

Fred Schrock said that he appreciated all the concerns submitted on the Zoning Resolution Draft. He said that now, just the concerns are all that need to be addressed.

The commission went through the list of concerns and changes with George Smerigan.

Commission decided to put the definitions as a separate chapter and put it at the end of the book, it will now become Chapter 15.

George Smerigan, Dan Stout and Fred Schrock discussed PUD and regulations regarding the township's authority regarding PUDs.

Dan Stout feels that the township treats PUDs differently when it comes to building permits. Artie Spellman said that it can be more than Ellsworth Township but not be less than Ellsworth Township (regarding zoning regulations.) Artie made this statement as a general statement, not directed at any specific district.

Dee Tripp asked about amendments to final plans in a PUD District; was confused when it referenced owner property. George Smerigan adjusted the wording in Sec. 806-I to make it clearer.

When getting to the Ag / Residential in Chapter 6, George said that we cannot regulate farm vehicles. Ag is exempt from zoning. More was discussed in regards to Ag and Residential being together in one chapter. Consensus of the commission was to leave them together as they currently are.

Home Occupation was discussed.

Lee Sandstrom sent an email suggesting separating Home Occupation and Off Premise Business. The commission agreed with his suggestion. George Smerigan will put something together to cover the change.

In the Home Occupation definition, it was agreed to remove the word "only."

George Smerigan will go over all changes and send us a new draft.

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Janine Goddard made a motion to adjourn at 8:25PM; seconded by Dan Stout.

Roll call: Sean Giblin – yes; Fred Schrock – yes; Dan Stout – yes; Jim Tripp – yes;

Janine Goddard – yes. Motion carried.

Janine Goddard  
Secretary