

## ELLSWORTH TOWNSHIP ZONING COMMISSION

## RECORD OF PROCEEDINGS

Minutes of Regular Meeting – April 10, 2018

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The meeting opened at 6:00 pm with the Pledge of Allegiance and a moment of silence for those serving and those who have served.

Roll call was taken to establish quorum. Members present: Sean Giblin, Chair; Jim Mayberry, Vice Chair; Pete Rich, Member; Dan Stout, Member; and Dee Tripp, Secretary. Clint Whitehair, Alternate, is an excused absence. Also present was Wayne Sarna, Zoning Inspector.

Dan Stout made a motion to accept the March 13, 2018 minutes as submitted. Jim Mayberry seconded the motion. Roll call vote: Sean Giblin-yes; Jim Mayberry-yes; Dan Stout-yes; Pete Rich-yes; Dee Tripp-yes.

**ZONING INSPECTOR**

Wayne Sarna reported that permits were issued for two porches on Leffingwell and one exemption form was sent to the County for a pole barn on Leffingwell. He visited the premises at Diehl Lake where a complaint had been filed regarding the accumulation of junk and unlicensed trailers. He determined that most of the debris had been cleared and current licenses are now on the trailers; therefore, the issue is resolved and he will send a letter notifying the parties.

Sean advised Bob Toman that Wayne has attempted to set up a meeting with Brad Grace to discuss ways to improve communications between Ellsworth Zoning and Diehl Lake, but Mr. Grace does not appear to be interested. Bob suggested that we continue to follow Ellsworth Township zoning rules on DL issues. Wayne pointed out that that is what we have been doing and the issues are ending up before the BZA. Therefore, to improve the situation, Wayne will forward all DL issues to the Zoning Commission for their recommendations. It was suggested that Bob and Sean attend one of the DL Board meetings. Dan Stout explained that the Board meetings are closed and members are permitted to attend only special meetings and the annual meeting. Sean suggested that they wait until after the upcoming BZA hearing on April 19, 2018, and then he and Bob will attend the next DL Board meeting. Dan will let Sean know when the next meeting is scheduled. Dee suggested we ask them to forward copies of their minutes.

**OLD BUSINESS**

Sean asked if a guest speaker has been scheduled. Dee will try to set up something for the May ZC meeting. Some of the speakers suggested include: Health Department, Green Team, Mahoning County Planning Commission.

**NEW BUSINESS**

Mr. Bob Thorne from Huxley Road attended the meeting for the purpose of notifying the Zoning Commission that he has concerns over the probability that the property adjacent to his is going to be developed. The property is owned by Mr. D'Renzo of Leffingwell Properties, and a yellow sign has been posted reading, "Notice of Intent" and flags indicating the property has been surveyed. The land has also been partially cleared. One concern is that by disturbing this land, it will change the flow of Meander Creek. Thorne's property, Maple Farms, is listed with a water conservation group for migrating birds who use this wetland. There is a sign posted on Huxley Road identifying the property as "Meander Water Shed". He asked if a person is allowed to disturb wetlands? It was felt the EPA should get involved if wetlands are being disturbed. Dan added that these wetlands flow into the watershed at Diehl Lake. Wayne said the land would have to be rezoned and replatted. He already checked with Mahoning County and they advised him that nothing has been filed. Mr. Thorne stated that his primary reason for reporting this issue is to make it official that he is against the development of this property.

**PRACTICE SESSION**

The ZC members reviewed an application for a chain link fence. It was agreed that the language in the Resolution needs to be expanded to better explain types of material and construction permitted for fences. (Section 611).

Dan Stout made a motion to adjourn. Dee Tripp seconded the motion. Roll call vote: Sean Giblin-yes; Jim Mayberry-yes; Pete Rich-yes; Dan Stout-yes; Dee Tripp-yes. Meeting adjourned 6:55 pm.

Dee Tripp  
Secretary