

2015 Minutes of Ellsworth Zoning Meeting 2015-001

Work Session – January 06, 2015

On Tuesday, January 06, 2015, the Ellsworth Township Zoning Commission work session began at 6:10PM 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.

Members present were Chairman Fred Schrock, Janine Goddard and Alternate Ron Niemiec who filled in for Jim Tripp. Absent were Ishraq Hafiz (excused), Jim Tripp (excused) and Frank Marra (unexcused.)

No guests were present. Present is Consultant George Smerigan.

Tonight's meeting is being recorded.

Fred Schrock started off by bringing us up to date on where we left off at the previous meeting. He then asked George Smerigan what he wanted to begin working on, and then turned the meeting over to George who continued on the list of questions, correction or changes provided by Jim Tripp.

- Dwellings; George will clean up the wording on Single Family Attached and eliminate Two Family Dwelling from the matrix. And he will not be adding the term Duplex, his wording on Single Family Attached will clarify this in the R2 District. He will add Single Family Detached in the Matrix.
- He will correct all spelling errors, left out words or additional wording.
- In the Matrix; he will add Family Child Day Care, Type A.
- Add under definitions: Injection Wells, Nonconforming Signs. He will not be adding Entertainment Facility or change the heading on the Matrix.
- Manufactured Homes will not be added to the Matrix; Section 602, first paragraph takes care of this. Adding it may cause problems down the road.
- He will not be adding a reference on Manufactured Homes or additional references to other section locations; said that we need to keep things uniform. We would have to do this throughout the resolution to keep things uniform.
- Under powers for the Zoning Commission, he will not be adding the additional sentence. His reasoning is that we cannot add powers that the O.R.C. doesn't give us. It would not be enforceable.
- In the Matrix: he will fix the types of housing under Residential.
- He will fix the "question marks" that appear throughout the resolution.
- In the Matrix (Agricultural and Residential Districts), he will eliminate "Billboard Advertising". So it will not show up in the R1, R2 and R3 Districts.

From here, the commission and Consultant George Smerigan moved on to discuss work that needs to be done to the "Official Zoning Map." George suggested that we clean up the 300 ft. / 500 ft. frontages for R1 and Business properties. This will be considered. It was discussed, possibly having the property owner give input on their property that is involved. Also, Janine Goddard had a list of parcels whose Districts are incorrectly identified due to previous zone changes.

Motion is made to adjourn at 7:55PM by Ron Niemiec; seconded by Janine Goddard. Motion carried.

Janine Goddard
Secretary