

ELLSWORTH TOWNSHIP ZONING COMMISSION

RECORD OF PROCEEDINGS

Minutes of Regular Meeting – June 8, 2021

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 a quorum. Members present: Sean Giblin, Chair; Jim Mayberry, Vice Chair; Member; Pete Rich, Member; Dee Tripp, Secretary. Dan Stout, Member and Roni Massullo, Alternate were absent.

Jim Mayberry made a motion to accept the minutes from the 5/11/2021 Regular meeting as submitted; seconded by Pete Rich. Roll call vote was unanimous to accept the minutes as submitted.

New Business

Dee Tripp presented information pertaining to the rezone request submitted by property owner, Robert Kale. Parcel 23-050-S-023.00-0 located on the corner of Routes 45 and 224 is currently zoned Business and Agricultural; the request is to change the zoning to all Business. The letter from the Mahoning County Planning Commission dated May 26, 2021 recommending approval was read into the record. Dee also reported that a Legal Notice was published in *The Vindicator* on Friday, May 28, 2021, as well as letters sent to neighbors contiguous to and across the street from the property to be rezoned. When asked, Mr. Kale responded that the property has two septic outlets, temporary power, a gas line and a well. Mr. David Terry asked what kind of business was going on the property. Mr. Kale explained that he does not know; they have a realtor handling the sale and the buyer doesn't want to be revealed until all the zoning issues are resolved. Mr. Terry stated that he's concerned that another gas station might go there. He asked if there were regulations for how many driveways a business can have. Jim Tripp read from Chapter 7, page 40, F3 and F4. Dee pointed out that just because a lot is zoned Business doesn't mean any kind of business can go there, and then she read a sampling of the types of businesses that would be "permitted" and those that are "conditional". If the business is listed as "Conditional", the owner will have to go before the BZA and request a variance. Jim Mayberry moved that the rezone request be recommended for approval. Sean Giblin seconded the motion. Roll call vote: Jim Mayberry-Yes; Sean Giblin-Yes; Pete Rich-Yes; Dee Tripp-Yes. Motion passed.

Geri Decenso asked about the procedure for tearing down houses that have been deemed uninhabitable. She understands that Chief Smith investigated the white house on Route 45 and has declared it uninhabitable, and would like to know why it hasn't been torn down. She explained that friends of her's were going to buy property in Ellsworth but when they saw this house they decided not to because they felt Ellsworth looks like a dump. Bob Kale mentioned the property across from Ace Hardware which has a pile of junk that's been there for some time. He had a similar experience with potential buyers coming to Ellsworth to look at the property he wanted to sell. Larry Spencer said he's been telling the Trustees about these lots for a couple years. Sean commented that perhaps the Fire Department can do a controlled burn on these dilapidated structures. Bob said it can be very expensive because you have to remove the windows and check for asbestos. Wayne Sarna explained that he sent letters to several of these problem properties giving them until the end of the cleanup campaign (6/26/21) to clean up their properties. If they don't, the Trustees will have to pass a resolution to take the issues to court. He said it's a slow process but it does work; there was a home on West Hill that finally got torn down. Sean suggested the residents go to the Trustee meeting tomorrow and state their concerns because the Trustees have to approve spending the money to tear down these houses.

Old Business

The Commission resumed their review of the current Zoning Resolution and discussed possible changes to be recommended. It was pointed out that after the review of the Resolution is completed, the ZC is responsible to also review the Land Use Plan.

Jim Mayberry made a motion to adjourn; seconded by Pete Rich. Roll call vote was unanimous to adjourn. Meeting adjourned 7:40 pm.

Dolores Tripp, Secretary