

ELLSWORTH TOWNSHIP ZONING COMMISSION

RECORD OF PROCEEDINGS

Minutes of Regular Meeting – February 9, 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; Dan Stout, Member; Pete Rich, Member; Dee Tripp, Secretary and Roni Massullo, Alternate.

Jim Mayberry made a motion to accept the minutes from the 1/12/2021 Reorganization meeting as submitted; seconded by Roni Massullo. Roll call vote was unanimous to accept the minutes as submitted.

Sean Giblin made a motion to accept the minutes from the 1/12/2021 Regular meeting as submitted; seconded by Pete Rich. Roll call vote was unanimous to accept the minutes as submitted.

New Business

Replat Request - Property owner, Carl James and Realtor, John Burgan presented their preliminary plans to replat three parcels into four parcels along West Western Reserve Road. Total acreage is 12.6 acres, and access from these parcels to Western Reserve Road is by a private lane with an ingress/egress agreement. Because of difficulty in selling these parcels, the property owner would like to replat the parcels into four providing frontage to each parcel onto the private lane/easement. The existing two houses have septic systems for which the aeration type system has been preliminarily approved and are pending EPA approval. The two new parcels would require septic as there is no sewer or water lines extended to this area. The four new owners would share in the maintenance of the private lane through an easement agreement that would be part of the sale of the parcels. It was noted by the Zoning Commission and Mr. James that the MCPC does not approve land locked parcels unless signed off by the local township. There is a lake and a creek on two of the parcels of which ownership and maintenance would remain with the new owners of the new parcels on which they're located. Parcels are currently zoned Agricultural and there are no plans to rezone these parcels. Dan Stout made a motion to schedule an onsite inspection; seconded by Pete Rich. Roll call vote was unanimous – motion passed. Dee will schedule the visit.

New Business – Continued

Bob Toman gave copies of a news article reporting that Weathersfield has approved a new noise control resolution for their township, and asked the Commission for their opinion as to whether or not Ellsworth should consider similar language in our Resolution. There has been a problem in Ellsworth involving several neighbors. After a brief discussion, the ZC agreed to check into possible regulations and will discuss further at our next meeting.

Zoning Inspector

Wayne Sarna reported the following:

- 1) A meeting with Attorneys Finamore, Matthew, Sarna and the BZA members has been scheduled for the middle of February to discuss the Basista appeal. A second meeting has been scheduled with the Attorney's and the property owners for the middle of March, and the BZA hearing has been scheduled for the end of March.
- 2) Reinspected 11535 W. Akron Canfield Road. The house has a new roof; however, unable to inspect the house because driveway is not plowed. Will check this spring.
- 3) Spoke with Attorney Scott Kamenitsa regarding 11971 Palmyra Road. He will probate the estate of the deceased and sell the real property, garage and mobile home as is. Wayne confirmed with Probate Court that a case has been filed, and an appraisal will be conducted.
- 4) Reinspected the property at the former Pellin business; all unlicensed cars have been removed and the number of cars parked in the front has decreased.
- 5) Reinspected the house at 5843 Gault Road for accumulating personal property on the front porch; no additional belongings have been placed on the porch.
- 6) Will be meeting with the Fire Chief to inspect the property at 7015 South Salem Warren Road (Route 45) and the abandoned structure on Route 224 as soon as the weather breaks.

Dan Stout asked Wayne if a trailer on someone's property is grandfathered, but the property changes hands, can the new owner move into the trailer? Wayne said yes.

Pete Rich made a motion to adjourn; seconded by Jim Mayberry. Roll call vote was unanimous. Motion passed; meeting adjourned 7:00 pm.

Dolores Tripp, Secretary