

2014 Minutes of Ellsworth Zoning Meeting

June 12, 2014



On Thursday, June 12, 2014 the Ellsworth Township Zoning Commission regular meeting began at 6:05PM at the Town 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, Vice Chairman Ishraq Hafiz, Janine Goddard, Jim Tripp and Frank Marra. Excused was alternate Ron Niemiec.

Five (5) guests were present –plus Consultant George Smerigan. This also included Trustee Fred Houston, but he was present and spoke as a resident, not as a trustee.

May 01, 2014 minutes were read. Motion to approve as read was made by Jim Tripp, seconded by Frank Marra. Motion carried.

May 08, 2014 minutes were read. Motion to approve with corrections was made by Ishraq Hafiz, seconded by Jim Tripp. Motion carried.

Jun 05, 2014 minutes were read. It was mentioned that the 1995 List had incorrect figures. Motion to approve with corrections was made by Jim Tripp, seconded by Ishraq Hafiz. Motion carried.

OLD BUSINESS- Ishraq Hafiz reminded us that the Zoning Map still needs updated.

NEW BUSINESS – Across from Monarch on RT224, there are work trailers parked inside the fenced in area. Ishraq Hafiz said that trailers are not allowed according to our zoning. Chairman Fred Schrock said he would have Zoning Inspector Wayne Sarna check on it.

At this point the meeting went into discussion on the LAND USE AND POLICY PLAN (LUP).

- Chairman Fred Schrock said that no one has contacted him – for or against in regards to the LUP.
- Trustee Artie Spellman sent in a letter to the Zoning Commission in regards to the LUP.
- Jim Tripp read what went on at the Trustees last meeting. Said that Trustee Fred Houston is good with the LUP draft, Trustee Bob Toman said the draft needs tweaking and that he wish there was more public input and Trustee Artie Spellman said the Commission should have more meetings with the public before giving the draft to the Trustees and also Artie Spellman is not comfortable with the LUP draft. He also said that Zoning Inspector Wayne Sarna should also be included in the meetings.
- Chairman Fred Schrock read the letter from Trustee Artie Spellman. After which he asked – where do we go from here?
- Ishraq Hafiz said possibly revisit the budget on the LUP and the Zoning Resolution.
- Frank Marra asked what from our last meeting would we use to change the LUP.
- Ishraq Hafiz said possibly Home Occupation in the LUP.
- Jim Tripp said to spell out DRAFT above LUP wording and include date of each draft.
- Chairman Fred Schrock said there was more concern on the Industrial area from the public and also why we are not concentrating on other areas, especially where utilities already are. He would also like the term “within defined areas” expanded on.
- Frank Marra said he would not like Industrial in heavily traveled roads – said would be better in areas less traveled.
- Jim Tripp would like to see district percentages put in the LUP – example 1990, 2000, and 2010 so the commission can see how the percentages are moving.
- Consultant George Smerigan said the 1995 figures were from the zoning map, not how land was used. Said there is not data from 1995 to calculate the percentages. Zoning is different than land use. Appropriate use mix for future should be included in the LUP. Also said Industrial was the greatest concern. Said this was a key area that needs discussed. Remarked regarding Artie Spellman’s letter, that the Inspector is not a failure of the Zoning Commission, it is fixable.
- Consultant George Smerigan said we need something that establishes basic parameters / goals. Our zoning is based on the Ellsworth Chapter of the County Plan (1995). We are basically updating the

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current LUP with the draft. Said we could possibly take Industrial off the map and making it general. And maybe be more specific about utilities - getting them extended.

- Frank Marra said add a section that explains what a LUP is and also how it is implemented.
- Consultant George Smerigan said yes – can have an explanation for LUP; also extend on utilities and change Industrial. LUP is to say “This is where we are going.” All we are doing is a policy statement.
- Fred Houston commented regarding older residents – that they would reply that they want Ellsworth to stay as is. He said to keep things as vague as possible.
- Chairman Fred Schrock said pros and cons on developing.
- Fred Houston said people thought areas would become automatically B2 / I, but noted that land owners would still have to go through the normal zone change procedure.
- Chairman Fred Schrock added that we are not changing the map – it is a land use plan.
- Fred Houston commented that change will be driven by economics, by the need.
- Consultant George Smerigan remarked that the town of Mentor put together a “widow map” showing properties that will most likely be put up for sale. For Ellsworth we are trying to shop the “big picture”, that maybe finish the Zoning Resolution so the public can see the LUP and the Zoning Resolution are not the same thing.
- Ishraq Hafiz said regarding Commercial Strips in 1995 were not encouraged due to no service roads; that we should have a service road, but we do not have the volume like Boardman does.
- Fred Houston said when farms in Ellsworth become available to purchase, usually another local farmer purchases it.
- Frank Marra showed our LUP map and asked what has changed and then said nothing has changed.
- Consultant George Smerigan said the LUP does not promote change.
- Fred Houston remarked the bottom line is “what can you live with.”
- Frank Marra suggested working on the Zoning Resolution and come back to the Draft of the LUP.
- Consultant said the LUP is simple, we can add explanations and implementation; that it should be acceptable.
- Chairman Fred Schrock is for getting the LUP done. He said the LUP has been in the work for years and it needs to be done. Said he respects the public, but does not see the need for another public hearing by the commission.
- Frank Marra said once revised, the public should be notified so they can come to the meeting. Advertise the fact that we will be amending the LUP.
- Fred Houston said put signs up on businesses / public places to advertise the meeting.
- Bob Toman said he would be willing to donate his moving sign to promote notice to the meeting.
- Ishraq Hafiz commented that Industrial areas do impact residential areas.
- Consultant George Smerigan asked if we want to revise the map regarding Industrial.
- Jim Tripp said if Industrial wants to come in, it will happen in the current Industrial areas.
- Fred Houston said it is better to keep Industrial in current Industrial area, so to conform to the Zoning Resolution.
- Chairman Fred Schrock said he is for going forward to finalize the LUP.
- Resident Ron Marinelli said the LUP sounds good to him, that the LUP clarifies everything.
- Consultant George Smerigan will add current Industrial areas, add definition for LUP, add implementation and also adjust Industrial language.

It is agreed to put the new draft on the website when received from Consultant George Smerigan.

Motion is made by Ishraq Hafiz to change the July 03, 2014 work session to July 10, 2014 and the regular meeting to July 17, 2014. Motion seconded by Janine Goddard. Motion carried.

Consultant George Smerigan will be at the July 10th meeting.

Chairman Fred Schrock asked if there was any more business to discuss.

Jim Tripp liked Karen Grittie’s suggestion to break down the Zoning Resolution – business / residential / Industrial, etc.

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Karen Grittie asked about the Zoning Map. She said for example, on Duck Creek Rd two-thirds of the properties are marked residential while the back of these same properties are marked Industrial. These are lots less than five (5) acres. She questioned if we are going to remedy this.

Ishraq Hafiz said they are grandfathered in.

Consultant George Smerigan said he will work on cleaning this up.

Motion is made to adjourn at 8:10PM by Janine Goddard, seconded by Ishraq Hafiz. Motion carried.

Janine Goddard
Secretary