

# 2014 Minutes of Ellsworth Zoning Meeting

## Apr 03, 2014



On Thursday, April 03, 2014 the Ellsworth Township Zoning Commission Work Session began at 6:10PM 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, Ishraq Hafiz, Janine Goddard, Jim Tripp and Frank Marra. Eight (8) guests present plus the Trustees – Fred Houston, Bob Toman and Artie Spellman and also our consultant George Smerigan.

Tonight's workshop is a special open workshop with the trustees to discuss the LAND USE PLAN.

Fred Schrock read the April 02, 2014 Vindicator's notice for tonight's meeting. He told the trustees and the guests present that the purpose of tonight's workshop was to look at the "vision of the future for Ellsworth" and we will be looking at the parcel map and zoning map plus the official 2006 zoning map. Fred then turned the meeting over to George Smerigan at which he explained why we need a land use plan. It gives the community direction for where the township is to be headed. It should contain a vision statement and a policy statement. A clear statement is a must. And the Zoning Resolution needs to be based on a plan – the LAND USE PLAN.

George Smerigan gave everyone a handout on what he felt was a good start on policy and vision issues for an Ellsworth Township Land Use Plan. He also quoted some statistics on ODOT's vehicle traffic surveys on RT45 (N leg – 4320/day, S leg – 2690/day) RT224 (E leg – 5580/day, W leg – 3850/day) Palmyra Rd (W 1580/day and E 1250/day) and Western Reserve Rd (W 680/day and E 1660/day).

Said we need to talk about how to structure zoning to make land use plan work. Talked about the availability of utilities will make a difference. In regards to Home-based businesses - what should we encourage and what not. Also the housing style and options in regards to the younger and the older population - that we need a mix to attract both. Also what areas do we want to preserve in the township, and then make resolutions to protect them.

Fred Schrock reiterated what a LAND USE PLAN is to further explain to the public and trustees. Also explained that the property owners are not forced to convert their properties into business or industrial once the LAND USE PLAN goes into effect. Also this is a guide for the future. And also utilities will be the biggest thing that will allow development to happen.

Frank Marra said that there has to be a desire to build and expand before it can happen. George Smerigan said that the LAND USE PLAN will help push it in any certain direction.

George Smerigan again repeated that Zoning Resolution must be based on a LAND USE PLAN. And the LAND USE PLAN will be a general plan. It will dictate where we want Business, Industrial, Agricultural, PUD's and residential areas to be. And again what areas we want to protect. He also said that your taxes do not change due to the plan, but would for land use.

Larry Spencer of Leffingwell Rd said he felt we could use just RT 224 and RT 45 as target areas for businesses and industrial and not take away the rural areas in the community. Keep the township rural.

George Smerigan was asked about land reverting back to original use after two year abandonment. And he replied that the courts don't support conditioning zoning, where a piece of land has been zoned one way, then further down the road when the business no longer exists, the township cannot say "new resident can't use as the existing zoning and that it is to revert to previous zoning."

Fred Schrock recited the latest "Concept For Growth 2004 – 2011 Ellsworth Township" of "Goal" and "Objective" as published by the Mahoning County Planning Commission.

The guests said that they did not want to see car lots, apartment buildings and mobile homes. Some said that they would like to see retirement housing area for the older residents that would like to downsize to keep the residents in Ellsworth instead of moving out of town to live.

Mentioned tonight was a Sunoco pipe line starting at RT11 going thru RT534 clear up to Mogadore, OH.

# 2014 Minutes of Ellsworth Zoning Meeting

## Apr 03, 2014



Another individual who has 140 acres west of Diehl Lake (the Gibson Farm) said he has a well pipe going to his creek and was told by George Smerigan that the township does not have the power to control pipe lines and power lines – that they are run by the State.

Also mentioned were about the PUD'S. That currently it is at 50 acres – where are we with this in the NEW DRAFT. He was told that we are getting off the path of this meeting. We are here to discuss LAND USE PLAN.

George Smerigan said that Industrial development needs addressed. Also a vision plan – 10 to 20 years down the road – a time frame for what the vision is...then in 10 years check on the plan to see if it is on course and adjust if necessary. He said that 10 years is a more reasonable time period.

Fred Schrock asked “Have we accomplished anything tonight? It seems that we have; and that we are ready to move ahead.”

We had lots of feedback from the guests present in regards to the vision.

Artie Spellman said his Vision for Ellsworth Township is he wants to see it as a safe and great place to live, he would like to see Medical offices such as doctors, dentists, and also senior housing. He would like to see revitalization to eliminate blight.

Bob Toman said he would like to see it indicated where we would like to have sewer lines located in the LAND USE PLAN. And that the plan should be pro-active.

It is recommended that communication to the community be improved so that residences and businesses can know and be involved in the LAND USE PLAN.

Trustee Artie Spellman wants to make an outline of key points that were vocalized at tonight's meeting and combine with what George Smerigan brought so the community will be aware of what is going on.

Postal mailing was highly recommended. All agreed (Trustees, Zoning Commissioning and guests present) and preparations for such a mailing will be formulated so to get the Trustee's approval of expense for postal mailing.

Motion made to adjourn at 8:47PM by Jim Tripp, seconded by Janine Goddard. Motion carried.

Janine Goddard  
Secretary