

2015 Minutes of Ellsworth Zoning Meeting
Regular Meeting – December 08, 2015

2015-021

On Tuesday, December 08, 2015, the Ellsworth Township Zoning Commission regular meeting began at 6:10M at the Fire Hall.

Chair Fred Schrock opened the meeting leading with the Pledge of Allegiance followed by a moment of silence for those serving our country past and present. He also made an announcement on this coming Saturday; a special ceremony at the cemetery. Our cemetery was picked for the laying of the wreath across America. It starts at 10:45AM and this was a cooperative effort by the Ellsworth Trustees and the VFW.

Members present were Chair Fred Schrock, Vice Chair Jim Tripp, Janine Goddard and Alternate Dan Stout. Excused is Sean Giblin.

Four (4) guests were present – Lee Sandstrom, Artie Spellman, Ron Roepke, Zackary Baird; also Inspector Wayne Sarna, off and on.

Alternate Dan Stout filled in for Sean Giblin tonight.

Fred Schrock shared a letter from Frank Marra giving his resignation effective December 08, 2015 due to his work commitments.

November 03, 2015 minutes were reread with further amendments. A motion was made by Dan Stout to approve the minutes as amended; seconded by Jim Tripp.

Roll call: Jim Tripp – yes; Dan Stout – yes; Fred Schrock – yes; Janine Goddard – yes. Motion carried.

A motion was made by Jim Tripp to approve November 10, 2015 minutes; seconded by Dan Stout. Roll call: Jim Tripp – yes; Dan Stout- yes; Fred Schrock – yes; Janine Goddard – yes. Motion carried.

A motion was made by Dan Stout to approve December 01, 2015 minutes as amended; seconded by Jim Tripp. Roll call – Jim Tripp – yes; Dan Stout – yes; Fred Schrock – yes; Janine Goddard – yes. Motion carried.

Janine Goddard mentioned the letter she sent, dated November 11, 2015, to the Trustees requesting a laptop computer, a printer, an external hard drive for storage and word software for the Zoning Commission, not to exceed \$1500.00. She said that it was approved and she has since purchased the items.

Zachary Baird of Canfield Township and Ron Roepke of Goshen Township were present tonight to present their plans to open a business in Ellsworth Township. They plan on renting out the middle section of the Pantry's building located on the corner of RT224 and RT45. They will be operating a parts locating service and possibly putting a tire / balance machine in the building. They do not plan on keeping stock and there will not be any outdoor storage. The commission asked questions, Wayne asked about signage and Zachary said something lighting up the windows. Zachary said they would have to redo walls, etc. inside the building, and Fred Schrock said that the commission does not give consent for building changes. Fred mentioned that we are business friendly and sees that Zachary Baird's proposal conforms to our current zoning ordinance.

Fred Schrock asked for any other concerns – none.

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Jim Tripp asked about the Zoning Resolution draft; regarding page 1-2; section 108E, that the statement “except for prior legal non-conforming buildings, uses, structures and lots per regulations of the Chapter 12” be added to the end of the sentence. Was agreed upon.

Dan Stout asked what the procedure was on public hearings; who gets the final say on the resolution. Told it was the trustees.

Fred Schrock mentioned a letter sent to the zoning commission anonymously regarding the Harter’s building. Brad Grace of the Diehl Lake Committee gave Fred Schrock copies of their minutes from July 19, 2015 approving the construction, a grounds committee report, Diehl Lake building regulations and the proposed plan presented to Diehl Lake committee. The commission cannot respond to a letter written anonymously but we will acknowledge the receipt of the letter. The writer needs to come forward to discuss matters in the letter.

Reorganization meeting will be scheduled for January 12, 2015 at 6:00PM with the regular meeting following.

Motion was made by Janine Goddard to adjourn at 7:58PM and move to a work session; seconded by Dan Stout. Roll call: Jim Tripp – yes; Dan Stout – yes; Fred Schrock – yes; Janine Goddard – yes. Motion carried.

WORK SESSION

The commission went through the Matrix in Chapter 7 and finalizes the conditional and permitted uses that we had questions on. Changes will be forwarded to Consultant George Smerigan.

Dan Stout made a motion to adjourn at 8:34PM; seconded by Janine Goddard.

Roll call: Dan Stout – yes; Jim Tripp – yes; Fred Schrock – yes; Janine Goddard – yes. Motion carried.

Janine Goddard
Secretary