

**ELLSWORTH TOWNSHIP ZONING COMMISSION**  
**RECORD OF PROCEEDINGS**  
**Minutes of Regular Meeting – February 13, 2018**

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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 quorum. Members present: Sean Giblin, Chair; Jim Mayberry, Vice Chair; Pete Rich, Member; Dan Stout, Member; Clint Whitehair, Alternate; and Dee Tripp, Secretary. Also present was Wayne Sarna, Zoning Inspector.

Dan Stout made a motion to accept the January 9, 2018 minutes as revised. Jim Mayberry seconded the motion. Roll call vote: Sean Giblin-yes; Jim Mayberry-yes; Dan Stout-yes; Pete Rich-yes; Dee Tripp-yes.

Dee Tripp presented the Policies and Procedures to be updated for 2018. Dan Stout made a motion to accept the Policies and Procedures as updated for 2018. Jim Mayberry seconded the motion. Roll call vote: Sean Giblin-yes; Jim Mayberry-yes; Dan Stout-yes; Pete Rich-yes; Dee Tripp-yes. Said document is attached to and made a part of these minutes.

Dee Tripp distributed the 2018 ZC/BZA Directory and the ZC/BZA Date Appointed List.

**NEW BUSINESS**

Dee Tripp suggested the ZC set up a procedure to handle applications from Diehl Lake since we have had several issues/violations recently from this location. Sean felt they should be treated like any other resident. Dan commented that dealing with Diehl Lake is different because it's a PUD with a home owners' association, and residents must first go to the Diehl Lake Board for approval – some then come to Ellsworth and others don't. Wayne confirmed that the only time he receives written approval on an issue is if the applicant brings a copy of the minutes or an email. Sean suggested a meeting be set up with Brad Grace, President of DL, and one other person who Brad chooses (perhaps the person in charge of building) plus Wayne and Sean. The object would be to discuss ways to improve communications. Wayne will set up the meeting.

Dee Tripp suggested as a way for the ZC to educate ourselves and become more familiar with the new Zoning Resolution we have practice sessions at each meeting researching various test cases. Majority of the members agreed. Sean

asked Dee to pick an issue and send it to the members prior to the meeting so they have time to prepare.

Dee Tripp suggested we invite guest speakers to talk about issues impacting zoning. She mentioned Mr. Ryan Tekac, Director of Environmental with the Mahoning County Board of Health. Dan suggest inviting someone from the Green Team. When these presentations are arranged, we would invite the Trustees, the BZA, etc.

### **ZONING INSPECTOR**

Wayne Sarna reported no permits have been issued so far this year. The results of the BZA hearing were that the appeal was approved but the Harters were given 30 days to present all the documents listed in Section 303 within 30 days. The 30 days will end February 24, 2018. If the documentation is not provided, the permit will be revoked.

Wayne commented that he received a request for a preapplication meeting to discuss plans for the former coal tiple property.

Pete Rich made a motion to adjourn. Dan Stout second the motion. Roll call vote: Sean Giblin-yes; Jim Mayberry-yes; Pete Rich-yes; Dan Stout-yes; Dee Tripp-yes. Meeting adjourned 6:38 pm.

Dee Tripp  
Secretary