

## ELLSWORTH TOWNSHIP ZONING COMMISSION

## RECORD OF PROCEEDINGS

Minutes of Regular Meeting – February 12, 2019

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The meeting opened at 6:05 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, Dan Stout, Member; Pete Rich, Member; and Dee Tripp, Secretary.

Jim Mayberry made a motion to accept the minutes for the 1/8/19 Reorganization Meeting as submitted. Pete Rich seconded the motion. Roll call vote: Dan Stout-yes; Jim Mayberry-yes; Pete Rich-yes; Sean Giblin-yes; Dee Tripp-yes. Motion passed.

Dan Stout made a motion to accept the minutes for the 1/8/19 Regular Meeting as submitted. Pete Rich seconded the motion. Roll call vote: Dan Stout-yes; Jim Mayberry-yes; Pete Rich-yes; Sean Giblin-yes; Dee Tripp-yes. Motion passed.

**Zoning Inspector's Report**

Wayne Sarna reported two permits were issued: one for an office building on the corner of Route 224 and 45 for selling sheds; and the second permit for a commercial sign for the same building.

Wayne also reported that he checked into the new tower that had been erected on Ellsworth Road without obtaining a permit. After checking Ohio Revised Code and the Ellsworth Resolution (pages 66-67), and the fact that neither the property owner nor the Ellsworth Trustees raised an objection upon receiving notice, a permit is not required.

**Old Business**

Dee Tripp distributed copies of the Meeting Policies, Address List, Date Assigned List and the Trustees' Budget for Zoning for 2019.

**New Business**

Leffingwell Properties – The owner, Mr. D’Renzo, is interested in replatting a 19.35 acre parcel on Leffingwell Road. A potential buyer, Mr. Freudeneerg, was at the meeting and submitted a drawing showing the area he is interested in buying. It would be either 5.03 or 6.82 acres with a 229’ frontage. These dimensions are within the minimum requirements of the Resolution. However, the remaining portion would result in a flag lot, and because a flag lot is below the required minimums of a standard lot, the issue must go before the Board of Zoning Appeals for an area variance.

An additional issue was presented by Mr. Robert Thorne whose property abuts the property being discussed. He explained that he is against any permit to develop this area because it’s a wetland area and is part of the West Branch Meander Watershed that flows into Meander Creek and the watershed at Diehl Lake. Mr. & Mrs. Thorne are active conservationists interested in protecting migrating birds and wildlife that rely on this area. He met with the Mahoning County Soil & Water office and obtained a map that was distributed showing the wetlands and lakes in the area. He also met with the Pittsburgh Army Corp of Engineers who informed him that this area should not be developed. The portion that Mr. Freudeneerg is interested in purchasing appears on the map to be in a dry area of the parcel; however, after a lengthy discussion, the Zoning Commission suggested he contact the realtor and the Soil & Water office.

Jim Mayberry made a motion to adjourn. Pete Rich seconded the motion. Roll call vote: Dan Stout-yes; Pete Rich-yes; Jim Mayberry-yes; Sean Giblin-yes; Dee Tripp-yes. Motion passed. Meeting adjourned approximately 6:50 pm.

Dolores Tripp, Secretary