

2014 Minutes of Ellsworth Zoning Meeting **2014-019**

October 01, 2014

On Wednesday, October 01, 2014 the Ellsworth Township Zoning Commission work session began at 6:00PM 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 and for all the tension throughout the world.

Members present were Chairman Fred Schrock, Ishraq Hafiz, Janine Goddard, Jim Tripp and alternate Ron Niemiec who filled in for Frank Marra. Excused tonight is Frank Marra.

One (1) guest is present – Dee Tripp. Also present is Consultant George Smerigan.

Tonight's meeting is being recorded.

Lee Sandstrom sent an email to the commission members that he wanted the commission to address. Fred Schrock went over the concerns and felt that Lee's concerns were already covered under Implementation in the LUP. Fred will also look into eliminating some wording in the LUP.

George Smerigan met with Mike O'Shaughnessy and this plan will be used when we present the Zoning Resolution to the Mahoning County Planning Commission as a backup to our resolution. This is not a comprehensive plan. Our LUP is not in the same format as the other county wide LUP's, but all county LUP's will expire in 2016.

Jim Tripp said that if we decided to put a legend in the LUP, that we should use the same format as Mahoning County's.

Jim Tripp remarked that he talked to Matt of Ellsworth maintenance and he was putting a message on the outside sign in front of the fire station to remind the public of the October 15th meeting. Fred Schrock said the message is already up. Also Jim said Western Reserve High School said we have their permission to put the message on the school's outside sign.

Another comment by Jim Tripp was that all public emails should be read at the October 15th public meeting and it was agreed upon. And we should be prepared to tell the public the changes in the LUP since the first public meeting on June 05, 2014.

George Smerigan proceeded to go through the additions that he made to the Zoning Resolution Draft.

Ishraq Hafiz felt that when using the term "Zoning Inspector" that the resolution should use "he / she" and not just "he". This will be corrected in the resolution.

The commission discussed Chapter 6 - page 6 in the resolution draft regarding Signs.

George Smerigan was asked about gun manufacturing as a home occupation on a residential property. The commission felt that the owner would have to go for a zone change. George said that we need to know more of the parameters of the business.

Discussed:

- Additions on Section 619 - In-law-suites.
- Parking.
- Ishraq Hafiz wants to add under "F" ADA (handicapped parking) regulation and list it as number 4.
- Ron asked why lots need to be paved and George Smerigan told him that this applied to new businesses coming in, all existing gravel lots are grandfathered in.
- Dee Tripp asked if Industrial businesses would have to be paved. George Smerigan said yes; most of the times the trucks will tear up the gravel parking lot.
- Signs in Business and Industrial.
- Ishraq Hafiz talked about opaque fences; she thought we should repeal this to allow the area to be viewed.
- Section 712 – Temporary Businesses; page 59.
- Chapter 9 – Signs
- Quickly went over the adjustments that were previously discussed; then talked about the new part – Section 9 – Changeable Copy Signs.

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- Fred Schrock asked about temporary event sign (referring to a VFW sign); permit needed or no permit.
- Political sign are hard to regulate; freedom of speech.
- Ishraq said that we should have something included in the resolution about political signs setup in the right-of-way.
- Fred Schrock brought up Lee Sandstrom's email in regards to lot frontage.
- Ishraq said that many smaller lots were formed before zoning came about. Said that you cannot have a good water system and septic in a lot smaller than three quarters of an acre.
- George Smerigan said our current minimum lot size is three quarters of an acre which is standard in agriculture district. We have changed that to a minimum of five (5) acres in agriculture; residential with no sewer is two (2) acres. We need to decide how we want the community to look and address it now. The commission has decided to keep the new resolution with the changes we have made.

Motion is made to adjourn at 8:32PM by Ishraq Hafiz, seconded by Ron Niemiec. Motion carried.

Janine Goddard
Secretary