

ELLSWORTH TOWNSHIP ZONING BOARD  
**RECORD OF PROCEEDINGS**

**2016-002**

Minutes of *Ellsworth Zoning Commission Regular Meeting*  
Held *February 9, 2016*

On Tuesday, February 9, 2016, the Ellsworth Township Zoning Commission regular meeting began at 6:05 PM 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.

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

Three (3) guests were present – Dee Tripp, Nancy Kesler and Kelsey Kesler; also Inspector Wayne Sarna, off and on.

Chair Fred Schrock welcomed Dan Stout as a new regular member of the commission and also Jim Mayberry as the Alternate.

Motion is made by Janine Goddard to approve January 12, 2016 minutes as amended, seconded by Dan Stout. Vote: Sean Giblin – yes; Dan Stout – yes; Fred Schrock – yes; Jim Tripp – yes; Janine Goddard – yes. Motion carried.

Tonight's agenda is:

- The letter from Attorney Finamore regarding PUD and grandfathered non-conforming use,
- To go over the proposed Zoning Map,
- To address Nancy and Kelsey Kesler's questions regarding Home Based Business.

Nancy Kesler of 11188 Ellsworth Rd currently has alpaca's on her property. She wants to build a little shop next to her house to sell alpaca products plus homemade beauty items. Discussed whether or not they could set up a business to sell their products. Nancy mentioned having a bathroom in the shop and was told to check with the County regarding hooking in to the current septic.

- Public comment – Dee Tripp said that they still would have to come back to zoning for the building.
- Fred Schrock said under the current zoning ordinance the Kesler's will have to go through a zone change to be able to construct a building.

The commission discussed the letter from Attorney Finamore regarding who has priority when controlling changes in a PUD District. Also discussed was what needed to be put in the Zoning Resolution regarding a grandfathered in, non-conforming use property that has it's zoning district changed.

Sean Giblin made the comment that our current PUD - Diehl Lake board member's need to come to our meetings.

Dee Tripp asked if a PUD needs to comply with the entire Zoning Ordinance / Resolution or just the PUD section of the book. Answer was the entire book.

Regarding the construction going on at Diehl Lake, the commission was concerned about having two dwellings on one property.

The commission wants to build a good relationship with Diehl Lake.

- Need communication,
- Application filled out and include plans,
- If it conforms to the zoning resolution, the inspector issues a permit.

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Sean Giblin asked about the Harter property. Also asked - when does the inspector become the police on zoning being violated?

Back to discussing the Zoning Resolution Draft; Fred Schrock asked what we want Consultant George Smerigan to address. It was decided for him to incorporate item #2 on page 11 (from Attorney Finamore's letter) into our Zoning Resolution.

No further comments.

Fred Schrock went to Jeff Murphy at the Mahoning County GIS and picked up two updated zoning maps for the commission. Neither is signed, so they are not currently legal. The commission needs to get them signed to be able to send them to the Mahoning County Planning Commission along with the Zoning Resolution Draft.

The commission went through any concerns on the Zoning Resolution Draft.

- Page 17; section 504 needs addressed – what does the 50 ft. pertain to?
- Page 17 – Chapter 5 needs clarification on Sections 503, 504.
- Page 17 – Add a Section 505 for Height.

Also the commission needs to find out the procedure for having the map signed.

OLD BUSINESS

Inspector Wayne Sarna said if the commission does meet with Diehl Lake Association; need to be clear with them regarding the procedure with the permits. There is a set procedure. And if Wayne feels he needs to review a permit application, he will bring it in front of the zoning board for their recommendation. Wayne would like this to be communicated to the Diehl Lake Association board.

NEW BUSINESS – None

Sean Giblin made a motion to adjourn at 8:08PM; seconded by Jim Tripp.

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

Our next meeting will be March 08, 2016 at 6:00PM

Janine Goddard  
Secretary