

2014 Minutes of Ellsworth Zoning Meeting 2014-015

Aug 06, 2014

On Wednesday, August 06, 2014 the Ellsworth Township Zoning Commission workshop began at 6:08PM at the Town Hall.

Chairman Fred Schrock opened the meeting announcing that the meeting was being recorded for accuracy with the minutes. He then lead with the Pledge of Allegiance followed by a moment of silence for our service personnel and noted that this week that there is currently nine (9) funerals this week of our veteran personnel.

Members present were Chairman Fred Schrock, Vice Chairman Ishraq Hafiz, Janine Goddard, Jim Tripp, Frank Marra and alternate Ron Niemiec.

Four (4) guests were present – Dee Tripp, Artie Spellman, Fred Houston & Bob Toman. Also present was Consultant George Smerigan.

Tonight's meeting was put in the Vindicator regarding the date change. Also announced was the zoning inspector, Wayne Sarna, with be at the meeting at approximately 7PM – 8PM. When Wayne Sarna arrives, the commission will concentrate on reviewing the Land Use Plan (LUP).

George Smerigan said he received an email from Janine Goddard on revisions for the LUP. He will make the revisions as requested under "I" and "J". He also explained the principal tool for directing. George explained that directing is where we put the districts on the zoning map, so it controls where things go, directing development. George will clear up that line on directing in the LUP.

In regards to the 201 Facility Planning Area, it is a sewer map. The state EPA (but under Federal Clean Water Act) requires a 201 or 208 plan for providing sewers. It is a regional plan that is approved by the EPA. Our regional planning area is Eastgate. If an area is not in the service area, then sewage cannot be extended to the area.

George Smerigan will add to regional plan – "as approved by the EPA." He will also add capital letters to the proper words.

Artie Spellman commented regarding going for grants is what we need to have to explain a goal in a time frame. To help accomplish this we need to change the LUP's name to 2020 Plan, etc.

Fred Shrock asked if the LUP then would need to be revised in that year – 2020.

George Smerigan said it should be looked at anyways at that time.

Jim Tripp said he was thinking of adding basic utilities - water, gas, etc. as phases.

Artie Spellman said just use a date instead of defining items.

Jim Tripp said to use "2020 and Beyond."

Janine Goddard recommended using the year 2025 since that would be 10 years from the approval of the LUP.

Ishraq Hafiz reiterated what we are adjusting in the LUP.

1. Add *Recreational Areas* to title under "I"
2. Under "J" – Implementation" to have individual sentences, possibly with bullets.
3. Also to add something about the date 2025 at the beginning and the end of the LUP.

The commission has a consensus in the above change to "J".

Fred Schrock asked if the commission is comfortable with this phase of the LUP structure and again said Wayne Sarna will be here at 7PM.

Frank Marra asked about the Zoning fee schedule. He was told that it would not be put in the Zoning Resolution so it then would allow the fee schedule to be change easily. Asked if a list of what would incur a permit fee could be included somewhere in the Resolution.

Ishraq Hafiz said the Trustees last voted to approve the adjusted fee schedule in March 2013.

George Smerigan started talking about the July draft of the Zoning Resolution. He said that we are basically set except for the definitions. He added and subtracted some definitions and will clean them all up in the end. We are done with Chapters 2, 3, 5 & 12. Need to work on the agricultural and residential districts (Chp 6), Site Plans (Chp 4) and the Business and Industrial Districts (Chp 7). The PUD we will work

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on later (Chp 8) and with the General Signs (Chp 9) we are in good shape. We also need to work on Conditional Use Permits (Chp 11).

George Smerigan talked about signs, we talked about general terms. George also started to discuss Chapter 6 – page 41.

Inspector Wayne Sarna arrived at 7PM and the commission and Consultant went back to discussing the LUP. Wayne asked why the Industrial area (Guttman) was so large on the map. He was told that it was larger than what it is now so it can promote business.

Jim Tripp said reason Rte. 224 and smaller areas are circled are due to the traffic volume.

Wayne Sarna said extending the sewer down to RT 45 might be a problem.

Jim Tripp also said in regards to the Industrial area circled on the map, that the RR tracks are still there and they can still be used again.

Dee Tripp suggested adding the wording “potential areas” to the map.

George Smerigan said the LUP is a general plan; it is where we are pushing growth to. He said that Zoning Resolution is based on a plan – LUP – making the LUP defensible in the courts. He also commented that if someone came into the town and wanted to do a zone change in areas other than those outlined; we would be foolish not to look at it for a tax base point of view.

Ishraq Hafiz left at 7:30PM and Alternate Ron Niemiec stepped in for her.

George Smerigan said if an instance did come about, that we would re-evaluate then and there on what to do regarding our plan.

Fred Schrock said that residents said to keep things rural; that the farmers will decide that, but future generations can change this.

Inspector Wayne Sarna asked about the districts; where a lot had more than one district assigned to it. He wanted to know if this was going to remain the same. George said that it should be cleaned up or we will run into problems. Fred Schrock thought it should be done on a case by case basis.

Wayne Sarna commented about Agricultural property, where some properties are deep, people want to add a barn, etc. in front of a house / property. He also asked about the frontage change in the Agricultural district from 100 feet to 200 feet. We discussed that. Then Wayne Sarna also said the sign section needs to be clearer, he brought up signs not on business owner’s property.

Fred Schrock asked about making arrangements to meet with Inspector Wayne Sarna on future work sessions. Wayne replied that he will make changes to the 1st Wednesday of each month.

August 20, 2014 (WEDS) at 6PM will be the next regular meeting.

September 03, 2014 (WEDS) will be the next workshop and meeting with Inspector Wayne Sarna. The meetings will continue on the 1st and 3rd Wednesday of each month.

Janine Goddard requested of Chairman Fred Houston, a key to the Town Hall in order to have use of the printer to make copies of our work. Fred Houston replied that he would run it past the other trustees.

Jim Tripp asked questions in regards to signs.

Having a sign on your property (any district) that does not pertain to a business on your property – it is not allowed in the Agricultural and Residential districts.

Discussed was adding billboards in Business corridor to Sign Regulations. Also add Changeable Copy Electronic Signs.

Discussed Commercial sign on Agricultural or Residential property – the pros and cons, and yes or no – do we want it.

We went thru George Smerigan’s additions (in red) in the Zoning Resolution Draft and discussed them.

Motion is made to adjourn at 9:24PM Janine Goddard, seconded by Frank Marra. Motion carried.

Janine Goddard
Secretary