

2014 Minutes of Ellsworth Zoning Meeting **2014-013**

July 10, 2014

On Thursday, July 10, 2014 the Ellsworth Township Zoning Commission workshop began at 6:05PM 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.

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, Bob Toman, Artie Spellman and Lee Sandstrom, plus Consultant George Smerigan.

Chairman Fred Schrock said that Inspector Wayne Sarna will be here at approximately 8:00PM tonight.

A suggestion was made to change the meeting place to the Fire Hall to accommodate the Inspector's office hours. This didn't seem feasible, it would cause inconsistency in the meetings because of the events already schedule for use of the building on our meeting night.

Several Zoning Commission members, including Consultant George Smerigan, viewed the video of the June 11th Trustees meeting where it became apparent that there was some confusion and misunderstandings over the LUP. Therefore, George Smerigan used this workshop to refocus the group and clarify the objective. Chairman Fred Schrock commented that in regard to the Land Use and Policy Plan (LUP) that we, meaning the trustees and the zoning commission members, are not all on the same page. He then turned the meeting over to Consultant George Smerigan to see how we could remedy the conflicts.

George Smerigan handed out copies of a section of his original proposal to the township. In this proposal George Smerigan did not suggest, nor was it in his budget to do a Comprehensive Plan. A Comprehensive Plan was not originally intended. He was to give a very brief, broad based LUP. This was so the township could say; our Resolution was pursuant to a plan. If the township wants to do more, he is okay with that, but it was not in the original plan or proposal. George reiterated that a Comprehensive Plan was never the intent. It seemed like this is why there may be confusion. We were doing a LUP as a defensive document.

Chairman Fred Schrock said that he feels that the Zoning Commission has done what they were asked to do and feels that the commission is being criticized on what they have accomplished. He wants to hear what and why from the individuals who are not happy with the LUP.

Ishraq Hafiz brought up how the land is taxed – according to the district. Lee Sandstrom commented on this.

Consultant George Smerigan said sewer, water, etc. would come out in a Comprehensive Plan, but again, this is not what we planned.

Bob Toman asked what has the commission frustrated.

Chairman Fred Schrock said first that Artie Spellman and Lee Sandstrom are not happy with the LUP. He is not sure exactly what in the LUP has them unhappy.

Lee Sandstrom said he said some of the wording in the LUP.

George Smerigan said it sounds like Lee wants to see more clarification. Also most of his questions are in regards to the zoning resolution not the LUP and will be answered with the resolution.

Artie Spellman said he is not frustrated, he said that he feels that nine days was not enough time for people to adjust their schedules to attend a meeting. Artie recalled that the wording when interviewing George Smerigan was the term mini-LUP. Artie also said that a couple more pages in the LUP would make things more understandable. He then proceeded to go through each point in his letter he had written to the commission.

George Smerigan commented that if need be we can change the day or time to accommodate the Zoning Inspector so he can be at some of the meetings. He also felt the inspector could be more informed.

2014 Minutes of Ellsworth Zoning Meeting

July 10, 2014



George also said that the Inspector needs to be familiar with the Zoning Resolution, but not so much the LUP. He also asked Artie Spellman what specific points in the LUP need to be adjusted.

Frank Marra also asked what exactly it was in the LUP that Artie Spellman was unhappy with. A discussion occurred between Artie and Frank and basically it was that Artie felt the public needed more time to look over and comment on the LUP.

Consultant George Smerigan said he wants the LUP to be as good as it can be for the township. He told Lee Sandstrom that he does take in consideration all input from him.

Lee Sandstrom asked why is alternative housing to be in the central corridor. George Smerigan said due to the closeness of stores, etc. to the residents of the housing.

Bob Toman said he does appreciate Artie's years of knowledge. Bob says that he has less time in office and comes with a fresh viewpoint, and added that sometimes less wording is better. Bob himself is good with the LUP and thinks it should be minimal, and also that slowing it down means bogging it down.

Janine Goddard asked Artie Spellman exactly what he is not happy with on the LUP and again it was basically he feels the public is not informed enough or understanding the LUP. Janine told Artie that the zoning commission members have not been asked any questions by the public other than in the meetings. And also Janine told Artie if the public is calling him, that he needs to redirect them to the Zoning Commission for answers or to gather their input. The Commission has not heard anything about the LUP outside the meetings. So the Commission doesn't have a clue who all the uninformed public is.

Lee Sandstrom wants to know if every question from the public is answered. He was told that they need to attend the meeting so their questions can be addressed. As of now all questions have been taken into consideration in regards to the LUP.

Ishraq Hafiz feels that we have made a lot of progress and agrees with Artie Spellman that we should have another public meeting when the next draft is done. And this public meeting should be announced at our next regular meeting.

Artie Spellman said with a few more meetings of the commission, that we should have a public meeting.

Frank Marra suggested we work on the Zoning Resolution and then come back to the LUP to see how they go together.

George Smerigan said that we can work on the LUP and also continue to work on the Zoning Resolution, have the public meeting and wrap this up.

Dee Tripp asked how will the next mailing be handled – by letter, postcard or what?

Site plan review was mentioned and George Smerigan said site plan review authority by townships is unclear by law. It varies from county to county. George said we need to have something in the zoning resolution that is defensible in Mahoning County. He will make sure what we have in the LUP works.

A copy of an intro page was handed out by George Smerigan for the LUP as was requested. By majority consensus the commission members chose paragraph two to use as the introduction. This intro explained what a LUP is.

Ishraq Hafiz brought up cumulative zoning.

In regard to home occupation, Jim Tripp asked if this changes your property taxes. George answered that the county is responsible for establishing the tax value of your property.

Ron Niemiec explained the sewage plant at Diehl Lake. He said the home owners of Diehl Lake purchased this system at a cost of \$617,000 which includes a \$200,000 grant. Diehl Lake residents are paying for this by a special assessment through the property taxes. Ron wanted the commission members to be aware of this since the LUP shows expansion of Diehl Lake's sewage. Anyone tapping in will get a better deal because they will not be paying all the same fees.

It was asked regarding the LUP, when turned over to the trustees, do they have the power to form a committee and the answer was yes. Asked if they are required to send it back to the commission, answer

2014 Minutes of Ellsworth Zoning Meeting

July 10, 2014



was no. And they have no time limit to approve, deny or modify. With the Zoning Resolution, there is a time limit.

Mentioned was the Toth landfill, we were told that it will only be cleaned up if the money is received from the companies that polluted the property.

Back to the LUP – Ron Niemiec suggested taking the Industrial circle off the map. Bob Toman said to leave it on, it will encourage Industrial growth and we will look business friendly. And this will help our tax base.

The next zoning meeting will be next Thursday – July 17, 2014 at 6:00pm at the Town Hall.

Last comment made was that the commission needs to ask for more money for public announcements and also how was the commission going to publicize the meeting.

Inspector Wayne Sarna did not make it to the meeting, something must have come up.

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

Janine Goddard
Secretary