

2014 Minutes of Ellsworth Zoning Meeting

May 01, 2014



On Thursday, May 01, 2014 the Ellsworth Township Zoning Commission Regular meeting 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.

Members present were Chairman Fred Schrock, Janine Goddard, Jim Tripp, Frank Marra and Alternate Ron Niemiec. Absent was Ishraq Hafiz. Alternate Ron Niemiec was filling in for Ishraq Hafiz as a regular member.

Five (5) guests were present plus Zoning Inspector Wayne Sarna.

Chairman Fred Schrock announced the Memorial Day events for May 25, 2014. The day starts at the VFW at 11:00AM with a parade to follow to the cemetery.

A hearing was held tonight for Richard Gordon's zone change request 14-ZC001. The Commission members were introduced to the public. Richard Gordon's daughter, Michele Hobbs, presented the request for her father. The request is for the property located at 10875 Akron-Canfield Rd, approximately 1.56 acres. Richard Gordon wants to rezone from a Residential (R1) to a Business (B2) zoning district. His reason is to add value to the property for resell value. Jim Tripp asked if Gordon's property was close to other B2 properties. The answer was yes. And that Bob Toman from Ace Hardware once showed interest in their property.

The public was asked for pros and cons.

Richard Marinelli of 10838 W Akron Canfield Rd questioned Pellin's past zone change because he also requested a zone change and was denied. He had wanted to build a large garage and use it to work on cars – to fix or sell. And was told no way would they have a used car lot in Ellsworth. Marinelli now wants to know if Richard Gordon gets approved to rezone to B2, would he also be able to request the same for his property. He is for it.

Dee Tripp of Elias-Lloyd Rd said the Richard Gordon rezoning to B2 makes sense since it goes along with our future LAND USE AND POLICY PLAN. She is for it.

Bill Wilson of 10825 W Akron Canfield Rd, who was unable to attend the meeting, called Secretary Janine Goddard on May 01, 2014 to voice that he was against the zone change. His reason was that he does not want to live next to a business.

Francis Bare of 6625 S Salem Warren Rd, who also was unable to attend the meeting, also called Secretary Janine Goddard on May 01, 2014 to voice that he also was against the zone change. His reason was he said "Leave it as it is."

Ron Marinelli asked how far does this B2 stretch on RT224 extend, and the response was at least to where B2 is already, possibly further.

Artie Spellman of 6115 Lonesome Dove Lane commented that Mr. Gordon is an agent to promoting the sewer project and that he would like to see more public participation in Land Use meetings.

Michele Hobbs commented that Bill Wilson's property should not be affected. His house sits further back, and Francis Bare's property in Rt45 is zoned B2, the balance of his property sits behind Richard Gordon's. Fred Schrock said that the rezoning would apply to our future.

Janine Goddard made a motion to recommend the zone change be approved, seconded by Jim Tripp.

Commission voted as follows: Chairman Fred Schrock – yes; Janine Goddard – yes; Jim Tripp – yes; Frank Marra – yes; Ron Niemiec – yes.

Recommendation approved by unanimous vote.

May 21, 2014 is the trustees meeting; they will schedule the next hearing.

Corrected April 03, 2014 minutes were read. Motion to approve made by Ron Niemiec, seconded by Frank Marra. Motion carried.

April 10, 2014 minutes were read, motion to approve with corrections made by Frank Marra, seconded by Ron Niemiec. Motion carried.

Fred Schrock commented that the regular meeting date was changed to April 03, 2014 and the work session to April 10, 2014 due to conflicts in our consultant's schedule.

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NEW BUSINESS

Ron Marinelli asked what is going on with Pellin's property. Janine Goddard said it is still owned by Vanessa Pellin; Artie Spellman said the auction results for the property did not meet minimum and has to go back up for auction / sale.

Artie commented that lending institutions should be obligated in maintaining foreclosed properties.

OLD BUSINESS – none

Motion is made to adjourn regular meeting at 6:58PM by Janine Goddard, seconded by Jim Tripp. Motion carried.

Meeting went into work session immediately following regular meeting.

Janine Goddard read the email from Consultant George Smerigan regarding rezoning.

We went over Jim Tripp's list of questions and corrections / suggestions. The commission went through the entire list.

Janine Goddard will email George on items we wanted changed or corrected.

Frank Marra asked when is a property considered a safety hazard? Artie Spellman said should go through the county if it is felt property becomes hazardous. They have the inspectors who deal with this kind of thing. Artie also commented that Agriculture land is a different story, it is hard to beat.

Motion is made to adjourn at 8:47PM by Frank Marra, seconded by Janine Goddard. Motion carried.

Janine Goddard
Secretary