

Zoning Commission Minutes

**March 29, 2012
3:00 pm**

Chairman Russ Hoff called the meeting of the Stark County Zoning Commission to order. All Members present except Kurt Froelich. Also present were States Attorney Tom Henning, Zoning Director Diane Brines and Auditor Kay Haag.

Chuck Steffan moved to approve the minutes from the March 1st, 2012 meeting. Duane Grundhauser seconded. All voted Aye and motion carried.

Chairman Hoff opened the public hearing on a request from Steffes Corporation. The request was for a zoning change from Agricultural to Industrial to conform to the area. The location being Section 3, Township 140, Range 96 containing 25.93 acres. Chairman Hoff asked for anyone to speak for or against the zoning change. Glen Baranko spoke for the change. Chairman Hoff closed the public hearing.

Jay Elkin made a motion to recommend to the Stark County Board of Commissioners the approval of a zoning change from Agricultural to Industrial for Steffes Corporation. Joe Frenzel seconded. Roll call vote. All voted Aye and the motion carried.

Chairman Hoff opened the public hearing on a request from Baranko Land Co. LLC. The request was for a zoning change from Agricultural to Industrial to conform to the area. The location being in the SE4NW4 Section 3, Township 140, Range 96 containing a 12 acre tract and approximately a 15 acre tract. Chairman Hoff asked for anyone to speak for or against the zoning change. Greg Montalvo spoke for the change. Chairman Hoff closed the public hearing.

Duane Grundhauser made a motion to recommend to the Stark County Board of Commissioners the approval of a zoning change from Agricultural to Industrial for Baranko Land Co. LLC. Sue Larsen seconded. Roll call vote. All voted Aye and the motion carried.

Chairman Hoff opened the public hearing on a request from Mike and Cissie Cassidy. The request was for a zoning change from Agricultural to Residential/Agricultural. The location being a tract in the S2SW4 Section 36, Township 140, Range 95 containing 4.57 acres. Chairman Hoff asked for anyone to speak for or against the zoning change. Chairman Hoff closed the public hearing.

Joe Frenzel made a motion to recommend to the Stark County Board of Commissioners the approval of a zoning change from Agricultural to Residential/Agricultural and the preliminary plat contingent on a final plat for Mike and Cissie Cassidy. Jay Elkin seconded. Roll call vote. All voted Aye and the motion carried.

Chairman Hoff opened the public hearing on a request from Emery Walker. The request was for a zoning change from Agricultural to Residential/Agricultural to build a single family residence and a Conditional Use Permit to build a 60 x 120 shop to house work vehicles. The location being in the NW4, Section 4, Township 140, Range 99 containing a 40 acre tract. Chairman Hoff asked for anyone to speak for or against the zoning change. Terry Johnson voiced a concern regarding further construction. Chairman Hoff closed the public hearing.

Duane Grundhauser made a motion to recommend to the Stark County Board of Commissioners the approval of a zoning change from Agricultural to Residential/Agricultural and a Conditional Use Permit for Emery Walker. Chuck Steffan seconded. Roll call vote. All voted Aye and the motion carried.

Chairman Hoff opened the public hearing on a request from Wane Engkjer. The request was for a zoning change from Agricultural to Industrial with a Conditional Use Permit for workforce housing, sleeping quarters for six to eight employees and a small equipment storage. The location being in the SE4 of Section 29, Township 139, Range 99. Chairman Hoff asked for anyone to speak for or against the zoning change. Chairman Hoff closed the public hearing.

Jay Elkin made a motion to recommend to the Stark County Board of Commissioners the denial of a zoning change from Agricultural to Industrial with a Conditional Use Permit for Wane Engkjer. Joe Frenzel seconded. Roll call vote. All voted Aye with Larry Messer voting Nay and the motion carried.

Chairman Hoff opened the public hearing on a request from Fisher Sand & Gravel Co. The request was for a Conditional Use Permit within an Industrial zone for construction workforce housing. The location being in the W2NW4 of Section 22, Township 140, Range 95. Chairman Hoff asked for anyone to speak for or against the zoning change. Chairman Hoff closed the public hearing.

Jay Elkin made a motion to recommend to the Stark County Board of Commissioners the approval of a Conditional Use Permit limited to 15 units with 20' between each of the units for Fisher Sand & Gravel Co. Gene Jackson seconded. Roll call vote. All voted Aye and the motion carried.

Chairman Hoff opened the public hearing on a request from Tim Howard, Nuvision Construction. The request was for a Conditional Use Permit for Leam Drilling for workforce housing to include five living quarters above a new office and shop building. The location being in the SE4 of Section 9, Township 140, Range 96 containing 3.09 acres. Chairman Hoff asked for anyone to speak for or against the zoning change. Chairman Hoff closed the public hearing.

Joe Frenzel made a motion to recommend to the Stark County Board of Commissioners the approval of a Conditional Use Permit for Tim Howard, Nuvision Construction. Jay Elkin Seconded. Roll call vote. All voted Aye and the motion carried.

Location Service Inc. requested final approval for a zoning change from Agricultural to Industrial for the construction and operation of a treatment facility supporting the oil and gas industry. The location being in the N2NE4 of Section 16, Township 138, Range 99 containing 80 acres. Mike Emch, Tom Tessier, Connie Fulton and Don Tessier voiced concerns regarding location, road visibility and drainage issues. Byron Richards, John Frank and Alan Richard spoke for the zoning change. Joe Frenzel made a motion to recommend to the Stark County Board of Commissioners the approval of a zoning change from Agricultural to Industrial with the condition to address the road concerns for Location Service Inc. Jay Elkin seconded. Roll call vote. Larry Messer, Duane Grundhauser, Gene Jackson, Joe Frenzel and Jay Elkin voted Aye, Sue Larsen, Chuck Steffan and Russ Hoff voted Naye and the motion carried.

Joe Frenzel moved to adjourn. Duane Grundhauser seconded.