

## Zoning Commission Minutes

**March 1, 2010**

**4:00 pm**

Chairman Russ Hoff called the meeting of the Stark County Zoning Commission to order. Members present were Larry Messer, Leo V. Kuntz, Frank Emch, Duane Grundhauser, Russ Hoff, Jay Elkin, Carson Steiner and Joe Frenzel. Also present were States Attorney Tom Henning, Zoning Director Diane Brines and Auditor Alice Schulz.

Jay Elkin made a motion to approve the minutes from the February 1, 2010 meeting. Frank Emch seconded. All voted Aye and motion carried.

Chairman Hoff opened the public hearing on a request from Dustin Dassinger for a zoning change from Agricultural to Residential/Agricultural on a tract of land located in Section 30, Township 139, Range 95 containing approximately 10.27 acres. Chairman Hoff asked for anyone to speak for the zoning change. Mr. Dassinger stated the land belonged to his Grandmother and he would like to build a house on the property. Al Heiser, road superintendent said he has looked at the property and spoken with Mr. Dassinger about the approach. Chairman Hoff asked if there was anyone to speak against the zoning change, there being none Chairman Hoff closed the public hearing. Joe Frenzel said as he has stated before he is opposed to sporadic zoning. Duane Grundhauser called for the question. Frank Emch made a motion to recommend to the Stark County Commission to approve the zoning change. Duane Grundhauser seconded. Roll call vote. Messer Aye, Kuntz Aye, Emch Aye, Grundhauser Aye, Elkin Aye, Steiner Aye, Frenzel No, Hoff Aye. Motion carried.

Chairman Hoff opened the public hearing on a request from AAG Services, LLC to amend the zoning ordinance from Agricultural to Residential/Agricultural. The location being a tract in the SE4SE4 Section 33, Township 145, Range 95, containing 3.7 acres and a tract of land in Lot 1 of Section 4, Township 139, Range 95 containing 1.44 acres. Chairman Hoff asked if there was anyone to speak for the zoning change. Gary Schmidt purchased the land from Stark County and has had the section line closed. Mr. Schmidt would like to build a house on the property. There will be no cost to the county, Mr. Schmidt will build the road and maintain it. Road Superintendent Al Heiser looked at the site and sees no problem with access. Chairman Hoff asked if there was anyone opposed to the change, hearing none Chairman Hoff closed the public hearing. Carson Steiner made a motion to recommend to the County Commission to approve the zoning change. Jay Elkin seconded. Roll call vote. All voted Aye and the motion carried.

Chairman Hoff opened the public hearing on a request from Robert I Angerer & Kenneth J Ridl to amend the zoning ordinance from Agricultural to Industrial to build a railroad loading facility. The location is the S2 of Section 11, Township 139, Range 97 and a tract of land in the NW4 of Section 14, Township 139, Range 97 containing approximately 310 acres. Chairman Hoff asked if there was anyone to speak for the zoning change. Mr Angerer gave a presentation on the facility that would load oil and ship it to Louisiana. The facility is clean and efficient and in the beginning will employ about 25 people and when fully implemented it should employ about 100 people. Jerry Krieg with Kadrmas, Lee & Jackson is looking into the permits needed from the State. Russ Hoff asked if is possible to get state permits before getting the zoning change. Mr Angerer said the state will not grant permits until there has been a zoning change.

Gaylon Baker with Stark Development supports the project, he has looked at the site and finds it to be a suitable location and does not see any problems with noise etc.

Phillip Hoskins with BNSF spoke in support and is on board with the project.

Chairman Hoff asked if there was any one opposed to the zoning change. No one spoke.

Jay Elkin asked Al Heiser, Road Superintendent if he has looked at the project. Mr Heiser does feel the road would have to be upgraded. Mr Angerer agreed to take care of the road.

Chairman Hoff closed the public hearing.

A motion was made by Joe Frenzel to recommend to the county commission that the zoning request from Mr Angerer be approved subject to a signed road agreement, and the completion of the permitting process requirements. Carson Steiner seconded. Chairman Hoff asked Joe Frenzel, Diane Brines and Tom Henning to please write the motion down for everyone to read before voting on the motion.

The meeting was recessed.

The meeting was reconvened with everyone receiving the motion. Duane Grundhauser called for the question. Roll call vote. All voted Aye and the motion carried

Jay Elkin moved to adjourn. Duane Grundhauser seconded.