

Zoning Board Minutes

March 6, 2007
7:15 am

Vice-Chairman George Nodland called the meeting of the Stark County Zoning Board to order. Members present were George Nodland, Sue Larson, Duane Grundhauser, Leo V. Kuntz, Ron Hauck, Russ Hoff, and Joe Frenzel. Also present were Zoning Director, Diane Brines and Auditor Alice Schulz.

The first order of business was the election of officers. Vice-Chairman Nodland asked for nominations for the Chairman of the Board. Duane Grundhauser nominated George Nodland. Leo Kuntz seconded. Chairman Nodland asked if there were any other nominations. Joe Frenzel moved nominations cease and cast a unanimous ballot for George Nodland. Russ Hoff seconded. All voted Aye and the motion carried.

Joe Frenzel made a motion to nominate Russ Hoff for Vice-Chairman. Duane Grundhauser seconded. Chairman Nodland asked if there were any other nominations. Duane Grundhauser moved nominations cease and cast a unanimous ballot for Russ Hoff. Joe Frenzel seconded. All voted Aye and the motion carried.

Ron Hauck made a motion to approve the minutes from the November 7, 2006 meeting. Sue Larsen seconded. All voted Aye and motion carried.

A request was made by Duane Obrigewitch for a zoning change from Agriculture to Residential/Agriculture for an older home to be moved on site. The location is a tract in the SE4SW4 of Section 20, Township 140, Range 99, containing 1.93 acres.

After many questions George Nodland recommended having Al Heiser okaying an approach be included in the motion. Joe Frenzel said that he is opposed to sporadic spot zoning and feels the Zoning Board needs to get a handle on the zoning in the county. Russ Hoff made a motion to allow the zoning change but to have Al Heiser okay the approach. Duane Grundhauser seconded. Roll call vote. Frenzel Nay, Hoff Aye, Larsen Aye, Hauck Aye, Kuntz Aye, Grundhauser Aye, and Nodland Nay. Motion carried.

Ann Perfett returned to the board with a request for a zoning change from Agricultural to Residential/Agricultural to place a mobile home or modular home on a permanent foundation. The tract is located in the SW1/4SW1/4 13-138-96 and SE1/4SE1/4 14-138-96 tract contains 2.6 Acres. Al Heiser recommended putting in an approach before beginning the process. Joe Frenzel said again that he is opposed to sparatic spot zoning. Ron Hauck moved to approve the zoning change request. Motion died due to no second. Joe Frenzel made a motion to deny the request. Duane Grundhauser seconded. Roll call vote. Frenzel Aye, Hoff Aye, Larsen Aye, Hauck Nay, Kuntz Aye, Grundhauser Aye. Motion carried.

Chairman Nodland feels the board needs to meet more often, therefore they should set scheduled times to meet. Everyone felt that the zoning regulations need to be updated and also have a better understanding by the board. Ron Hauck made a motion to have a meeting to get the procedure request put together. Joe Frenzel seconded. All voted Aye and the motion carried. George Nodland recommended meeting every month at 7:00 am prior to the Stark County Commission meeting. The next meeting will be held at 7:00 am, Tuesday, April 3, 2007

Duane Grundhauser moved to adjourn. Leo Kuntz seconded.