

ELLSWORTH TOWNSHIP ZONING COMMISSION
RECORD OF PROCEEDINGS

Minutes of Regular Meeting – September 11, 2018

The meeting opened at 6:00 pm with the Pledge of Allegiance and a moment of silence for those serving and those who have served.

Roll call was taken to establish quorum. Members present: Sean Giblin, Chair; Jim Mayberry, Vice Chair; Dan Stout, Member; Pete Rich, Member; Clint Whitehair, Alternate and Dee Tripp, Secretary. Also present was Wayne Sarna, Zoning Inspector.

Jim Mayberry made a motion to accept the August 14, 2018 minutes as submitted. Dan Stout seconded the motion. Roll call vote: Sean Giblin-yes; Jim Mayberry-yes; Dan Stout-yes; Pete Rich-yes; Dee Tripp-yes. Motion passed.

The next item on the agenda was a review of a general site plan for developing an industrial site on Route 45, parcel 23-026-0-002 owned by David and Laura Lewis. The property is located between Diehl Road and the Bison Farm on the east side of Route 45. The property owners would like to develop 3.6 acres with a concrete fabrication plant and a storage building for Advanced Drainage, an excavation and building supply business. The concrete plant would basically be a mixing plant that initially would make concrete to be used by Advanced Drainage with the possibility of expanding if their business grows. The portion of the property to be developed is zoned Industrial and the operations would cover 250' x 185'.

The Zoning Commission asked several questions covering a variety of items including the layout of the industrial site, the proposed operations, environmental issues, etc. The property owners' Attorney Cherry Lynne Poteet stated that there are no EPA problems, and the issues of dust and noise would be addressed in the final site plan. She also commented that an EPA permit is not required for this operation.

Sean Giblin referred to a letter dated 8/28/18 from Laura Lyden, one of the neighbors, regarding animal waste being stockpiled on the property. The Health Department informed them that spreading animal waste is an accepted Agricultural practice. However, the pile(s) have been on the Industrial portion of the property for some time and keep being added to causing concern that this has become composting. Laura Lewis stated that she has been in contact

with Soil & Water and they agree that the pile(s) can be stockpiled until the ground is hard and their schedules allow them time to spread the waste.

After a lengthy discussion of many different items, Chairman Sean Giblin abstained from voting and called for a motion. Dee Tripp made a motion that the information submitted and the information received at this meeting does satisfy the requirements of Section 404. Motion was repeated two more times during the discussion and ultimately failed due to lack of a second.

It was decided that further consideration be given to the appropriate use and value of the property within and adjacent to the area; and consider if the development will result in a harmonious grouping of buildings in relationship to existing and proposed uses on adjacent properties as required by Section 406-B-1-a and b. As a means to assess this concern, the Commission discussed inviting the neighboring property owners to attend the next Zoning Commission meeting to inform them of the potential development and give them an opportunity to ask questions. No final decision was made.

The Commission members felt they could not recommend acceptance of the general site plan at this time. Pete Rich made a motion to table the vote until a topography map as required by Sections 404-D is provided (also 406-A-1-b). Dan Stout seconded the motion. A roll call vote was taken: Dan Stout-yes; Jim Mayberry-yes; Clint Whitehair-yes; Dee Tripp-yes; Pete Rich-yes. Motion passed.

Dee Tripp made a motion to adjourn. Seconded by Jim Mayberry. Roll call vote: Sean Giblin-yes; Jim Mayberry-yes; Dan Stout-yes; Pete Rich-yes; Dee Tripp-yes.

Meeting adjourned at 7:30 PM.

Dolores Tripp, Secretary