

ELLSWORTH TOWNSHIP ZONING COMMISSION  
RECORD OF PROCEEDINGS

Minutes of Regular Meeting – October 9, 2018

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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 September 11, 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 first item on the agenda was a continuation of the review of the general site plan submitted by David and Laura Lewis which was previously reviewed at the September 11 meeting. A topographical map had been requested as required in Section 404-D. The members discussed the map that was submitted and agreed that it did not contain discernible existing and proposed topography as required. It appeared the map provided existing topo elevations without any indication of proposed elevations for the development.

Dee Tripp pointed out that the regulations covering the general site plan are not only in Section 404 but also in Sections 402 and 406. She mentioned that Section 406 addresses “appropriate use”, and questions whether or not the proposed operation fits the definition of light manufacturing. If not, it would not be a permitted use. Laura Lyden presented a copy of the legal definition of “light manufacturing” taken from *uslegal.com*. Dee commented that more details should be available in the final site plan.

Paul Lyden stated that this is the same operation that was presented to the Board before. It has gone through the courts, and the courts have decided that the entire operation must be confined within the building, and this has not been established with the most recent site plan which is basically the same site plan that was previously submitted.

After further discussion of various items, Dee Tripp made a motion that the Commission recommend that the general site plan not be approved. Sean Giblin abstained from voting. Roll call vote: Clint Whitehair-yes; Dan Stout-yes; Pete Rich-yes; Jim Mayberry-yes; Dee Tripp-yes. Motion passed.

The next item on the agenda was a request from Bob Veauthier representing the Sportsman's Club on Palmyra. They would like to build a club house and rent it. Since this is a precedent established by other clubs in the township and because there is nothing in the Resolution prohibiting this, Dan Stout made a motion that the Commission recommend approval; Jim Mayberry seconded the motion. Roll Call vote: Dan Stout-yes; Pete Rich-yes; Jim Mayberry-yes; Sean Giblin-yes; Dee Tripp-yes. Motion passed.

### **Zoning Inspector's Report**

Wayne Sarna reported:

- (1) A building permit was issued for a new home at 6360 Gault Road.
- (2) A request was received to rezone a parcel on Croy Road from Agricultural to Industrial. Because this is a map amendment, letters will be sent to property owners in the vicinity notifying them of the proposed change and inviting them to the next Zoning Commission meeting.
- (3) An inquiry was received regarding solar panels on a roof. There is nothing in the Resolution prohibiting solar panels either on a roof or on the ground. No permit is required.
- (4) A complaint was received regarding a propane tank that a neighbor placed in his front yard. Wayne will talk to the individual and suggest he either bury the tank or plant a landscape buffer around it.

### **New Business**

Dee suggested that names and phone numbers of various agencies be added to the Township website to help residents when they want to build. Copies will also be available in the Zoning Inspector's Office. Members unanimously agreed. Dee will implement.

Dan Stout made a motion to adjourn. Pete Rich seconded the motion. Roll call vote: Dan Stout-yes; Pete Rich-yes; Jim Mayberry-yes; Sean Giblin-yes; Dee Tripp-yes. Motion passed.

Dolores Tripp, Secretary