

ELLSWORTH TOWNSHIP ZONING COMMISSION

RECORD OF PROCEEDINGS

Minutes of Regular Meeting – April 12, 2022

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 a quorum. Members present: Sean Giblin, Chair; Jim Mayberry, Vice Chair; Roni Massullo, Member; and Dee Tripp, Secretary. Dan Stout and Jim Gilmartin were absent.

Jim Mayberry made a motion to accept the minutes from the March 8, 2022 Regular meeting. Seconded by Roni Massullo. Roll call vote was unanimous to accept the minutes as submitted.

Zoning Inspector

Two permits were issued: attached garage at 6282 Elk Road and storage building at 12359 Leffingwell Road

Still awaiting documentation from the owner of the property on Route 45.

The Township can proceed with the demolition of the McCourt trailer on Elk Road. Wayne received a quote of \$6500 which includes the garage.

The Matthews property on Route 45 has been sold to the neighbor, and the new owner has agreed to demolish the house.

The property at 10610 Akron Canfield has been put up for sale. Wayne contacted Plaszc Realty and informed them there is a zoning violation on this property and the structure has to be demolished.

New Business

The Zoning Commission was asked by Artie Spellman to review the current zoning fees and determine if it might be appropriate to increase some of the fees. After a detailed review, the following changes will be recommended to the Trustees:

New Residential construction including attached garage
Change current formula to .52 per sq ft

New Business and Industrial construction
Change current formula to .52 per sq ft

Accessory structures including porches, decks, carports and solar arrays
Change current formula to
.25 per sq ft for structures 200 sq ft and under
.36 per sq ft for structures 201 sq ft and above

Zone Change - Change \$350 to \$425

Fences-Residential - Change \$25 to \$35 flat fee

Fences-Commercial & Industrial

Change .10 running foot to .15 running foot

Board of Zoning Appeal – Change \$400 to \$450

Zoning Book – Change \$10 to \$20

Minimum Zoning Fee – Change \$25 to \$45

Each recommendation was presented by a motion and seconded, and each passed by either majority vote or unanimous vote.

Old Business

The Commission continued their review of the current Zoning Resolution and discussed possible changes to be recommended to the Trustees. The focus was on regulations covering solar arrays.

Roni Massullo made a motion to adjourn; seconded by Jim Mayberry. Roll call vote was unanimous to adjourn. Meeting adjourned 7:00 pm.

Dolores Tripp, Secretary