

ELLSWORTH TOWNSHIP ZONING COMMISSION

RECORD OF PROCEEDINGS

Minutes of Regular Meeting- May 10, 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; Jim Gilmartin, Alternate; and Roni Massullo; Board Member. Dan Stout and Dee Tripp were absent.

Jim Mayberry made a motion to accept the minutes from the April 12, 2022, regular meeting; seconded by Jim Gilmartin.

ZONING INSPECTOR

1. No building permits were issued.
2. Altier CVS Soil has been contracted at \$6500 for the demolition of the McCourt trailer and garage on Elk Road. Wayne will be presenting this to the Trustees.
3. Four complaints were recorded:
 - A. 10838 Akron Canfield Rd for inoperable vehicles. Wayne has sent a letter and will follow up.
 - B. 6695 S Salem Warren Rd for overgrown vegetation. Wayne has sent a letter; the homeowner has replied that it will be taken care of. Wayne will follow up.
 - C. 20 Westhill for abundance of stacked paper in a breezeway posing a fire hazard. The issue has been remedied.
 - D. 4289 Bailey Rd for living in a camper. The owner denied the claim and is moving the camper.

Two exemptions were recorded:

1. 6055 Duck Creek for a storage building (34*40) to store farm equipment and animals

2. 12020 Diehl Rd for a storage building (50*72) to store farm equipment and animals

NEW BUSINESS

1. The workshop was discussed, and everyone is checking their schedules and will discuss it at the June 14 meeting

OLD BUSINESS

1. Fees were discussed and revised that \$45 be the minimum zoning fee and residential flat fee for fences. Jim Mayberry made the motion to accept and was seconded by Jim Gilmartin.
2. Solar regulations were discussed and revised.
 - a. Language placement should be placed under (new) Section 1111 (page 69) following Wind Turbines and Wireless Communications Towers in **Conditional Use** section. (Would require the owner to go before the BZA)
 - b. Building or roof mounted solar energy systems shall not exceed 38'
 - c. Setback- Solar energy systems must be at least 25' from the rear lot line and side lot line and may not be in the front yard or front of house.
 - d. Discussed and decided not to add additional statements
 - e. Jim Mayberry made the motion to accept, and Jim Gilmartin seconded.

Jim Mayberry made a motion to adjourn the meeting, Jim Gilmartin seconded. Roll call vote was unanimous to adjourn at 6:47 pm.

- ✓ Next meeting is Tuesday June 14, 2022.

Roni Massullo

Acting Secretary