

ELLSWORTH TOWNSHIP ZONING COMMISSION
RECORD OF PROCEEDINGS

Minutes of Regular Meeting – November 13, 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.

Jim Mayberry made a motion to accept the October 9, 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.

Zoning Inspector's Report

Wayne Sarna was unable to attend due to illness. Dee Tripp read his report dated 11/8/2018:

Two permits were issued. One for a detached garage at 13009 Leffingwell Road. Fee collected \$103; the second for a storage shed at 7412 Croy Road. Fee collected \$36

Wayne attended the 10/23/18 meeting of the MCPC. The Commission recommended approval of Baird Tree Service rezone of Croy Road property from Agricultural to Industrial.

The MCPC also recommended approval of the reparcel of lots owned by Francis and Nancy St. Clair on Ellsworth Road.

On 10-16-18 a letter was sent to Basista Holdings conditionally approving the general site plan and requesting the proposed topography and information on the general location of development areas and uses by Advanced Drainage. This information was not included in the general site plan. A 11-15-18 deadline was given.

An inquiry was received regarding the construction and rental of a reception hall at 10750 Leffingwell Road. Wayne sent documents to the property owner to complete and return.

Old Business

Dee confirmed that the list of agencies and their phone numbers have been added to the Township website.

New Business

Matt Baird, Crory Road Rezone - Dee Tripp confirmed that a legal notice appeared in the 10/31/18 edition of the *Vindicator*. She read the letter from the MCPC recommending approval, and reported that letters were sent to surrounding property owners; none of whom attended. It was pointed out that there already exists Industrial zoned property in the same vicinity on Crory Road. Mr. Baird explained that the building that is currently on the property is strictly for storage and possible retail in the future. There are no plans for this to be a saw mill operation. The only traffic would be 4 or 5 times a year when the trucks come to haul away the logs. Dan Stout made a motion that the ZC recommend approval of the application to rezone the Crory Road property from Agricultural to Industrial. Jim Mayberry seconded the motion. Roll call vote: Sean Giblin-yes; Jim Mayberry-yes; Dan Stout-yes; Pete Rich-yes; Dee Tripp-yes. Motion passed.

A copy of Section 404 was given to Mr. Baird which lists additional information that is required to be submitted to the Zoning Inspector regarding the use of the property.

Land Use Plan Map – Dee explained that the MCPC, at its 10/23/18 meeting, recommended that Ellsworth revise their LUP map. During the Baird hearing, they pointed out that Crory Road is not shown as an Industrial zone. They rely on the Ellsworth LUP map when deciding whether or not to recommend a request for a rezone. Sean asked Dee to call the MCPC and ask them what specifically do they need from us.

Dan Stout made a motion to adjourn. 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. Meeting adjourned approximately 7:30 PM.

Dolores Tripp, Secretary