

ELLSWORTH TOWNSHIP ZONING COMMISSION

RECORD OF PROCEEDINGS

Minutes of Regular Meeting – April 11, 2023

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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 a quorum. Members present: Sean Giblin, Chair; Jim Mayberry, Vice Chair; Jim Gilmartin, Member. Dan Stout and Roni Massullo were absent; Dee Tripp, Alternate, filled in as acting secretary.

Jim Mayberry moved to accept the minutes from the 3/14/2023 meeting as submitted. Jim Gilmartin seconded the motion. Roll call vote was unanimous to accept the minutes as submitted.

**Zoning Inspector's Report – Attorney Wayne Sarna**

Two permits were issued: One for privacy fence at 3837 Akron Canfield Road, and one for a single-family dwelling at 6892 South Salem Warren Road.

A letter dated 3/31/23 was received from Attorney Ross withdrawing the two appeals that had been filed by the Lewis' regarding their property on Route 45, and requesting the \$800 fee be refunded.

An inspection report on the abandoned structure at 10610 Akron Canfield Road was submitted to Attorney Finamore to process the required title search.

The property owner of the lot on Palmyra (formerly the Miller property) advised Wayne that he wants to fix the trailer to live in it but ran out of money. Wayne will follow up again.

Property owner of the Country Pantry responded to Wayne's letter and advised that he made arrangements to have the wall rebuilt.

After receiving a complaint regarding junk and debris at 11698 Ellsworth Road, a violation letter was sent. The owner responded and stated that she and her husband were doing the best they could.

An Ag Exemption was issued to Benjamin Rook at 6055 Duck Creek Road.

New address was issued to 11465 Leffingwell.

Violation letter was sent to 8932 Huxley regarding debris, old vehicles, and other junk on the property. Owner responded and requested additional time to clean up the property.

## **Old Business**

The members discussed possible regulations for the middle group of individuals who may be interested in constructing solar farms. The first group would include solar arrays on residential lots. Recommended language has been submitted to the Trustees. The second would be large solar farms producing 50 MW and above. This group must deal with the State and local authorities have no jurisdiction. This leaves, what we call, the middle group which would include parcels with several acres – mostly zoned Agricultural - but producing less than 50 MW. It was agreed that we should not work on proposing language until we know whether or not solar farms will be permitted in Ellsworth. However, one issue in this regard that we felt should be submitted to the Trustees is the type of zoning required for this group. After discussion, Jim Gilmartin made a motion that IF solar farms under 50 MW are permitted in Ellsworth and if the solar energy produced is sold for commercial purposes – whether the solar farm is owned or rented or leased – that parcel shall be rezoned to Business. Sean Giblin seconded the motion. Motion passed unanimously by roll call vote.

Jim Gilmartin made a motion to adjourn; seconded by Jim Mayberry. Roll call vote was unanimous to adjourn. Meeting adjourned 6:35 pm.

Dolores Tripp, Acting Secretary