

# ELLSWORTH TOWNSHIP ZONING COMMISSION

## RECORD OF PROCEEDINGS

Minutes of Regular Meeting – November 14, 2023

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The meeting opened by Mr. Giblin at 6:00 pm with the Pledge of Allegiance and a moment of silence for those serving and those who are serving and who have served.

**Roll call** to establish a quorum. Members present: Sean Giblin; Chairperson, Jim Mayberry Co-Chair; Jim Gilmartin, Member; Angela Javorsky, Secretary; Jason Smaldino, Alternate and 7 guests. Dan Stout, Member was absent.

Mr. Giblin moved to accept the minutes from the 10/10/2023 meeting as submitted. Mr. Smaldino seconded the motion. Vote was unanimous to accept the minutes as presented.

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

Wayne Sarna gave the following report:

Zoning Report Nov 8th, 2023 (Last report Oct 7th, 2023)

Since my last zoning report I have written 4 zoning permit as follows:

- 10/24/23 zoning permit SFR 11465 Campfire Cir, 2,558 sq ft . Fee \$1,080.00.
- 10/31/23 zoning permit 20x30 det garage to 11150 Diehl Lake Dr., Fee \$108.00.
- 10/31/23 zoning permit 16x25 det garage to 10449 Berlin Station Rd, Fee \$70.00.
- 7/7/23 zoning permit 30x32 det garage to 5180 Gault Road, Fee \$172.00.
- I spoke to interested buyers for Elk Road property re: the whereabouts of the septic system and water well as the county has no information as to well and septic.
- I am following up with atty Finnamore re: 10610 W. Akron Canfield Rd. As to moving forward with condemning the property, so we can move forward
- I am contacting Country Pantry, Hamanshu Patel re: repair of the retaining wall to the northern property boundary line on Rt 45.
- I reinspected the property at 8932 Huxley Road re: the abandoned vehicle and hot tub. The hot tub has been removed and all vehicles appear to be licensed.
- I reinspected the property at 11722 W AKRON CANFIELD RD as to the storage buildings that are located on the property for sale and within the 50 ft set back. The buildings do not appear to have been moved . I will send 1 final letter to the property owner before contacting the prosecutor's office.
- I am also checking with the adjoining property that is also zoned business as to the storage units for sale for compliance with the 50 ft set back from the rt of way. Property owner stated that when buildings are sold, they would not be replaced.
- I reinspected the property at 4223 BAILEY RD re: the condition of the garage. Garage roof has numerous holes and gaps and garage appears to be in a severe state of disrepair. I will send a letter and if no response, I'll have garage inspected by the fire chief to condemn the structure.
- Re: the property located at 12525 W AKRON CANFIELD RD and the issue with the goat farm. A hearing was held on September 28, 2023 in Sebring Court. From a review of the court cases, all goats have been sold and removed by the 11-2-2023 deadline..
- I reinspected the residence at 10749 N PALMYRA RD re: the long grass and weeds have been cut. I will continue to monitor this property
- There have been no further inquiries as to solar farms since the 1 call I had as to a 40 acre parcel in October, 2023

## **New Business**

2024 Commission members, Sean Giblin will be resigning at the December Meeting, his unexpired term ends 2025. The Committee will be looking for an alternate. This will be further discussed at our reorganization meeting in January.

Replat of 12525 W Akron Canfield Rd, no information has been submitted as of this meeting date.

Public meeting requested by trustees, this has been set for December 12th, 2023.

## **Old Business**

Solar Amendment to Zoning Resolution-

This board has previously worked on changes, clarifications and additions to the zoning resolution. This included language regarding solar projects, and other areas that were in need of revision. The board has determined they will proceed with the previously prepared document and has set a public meeting for 12/12/2023 at 6pm. As required, a legal notice will be published in the Vindicator at least 10 days prior. Wayne will get this out to them.

Motion to adopt the recommended changes as prepared in document dated 9/23/2022 was made by Mr. Giblin, second by Mr Smaldino. 5 yes votes, motion is carried.

Next Meeting will be held 12/12/2023 at 6pm at the Fire Hall

Mr. Smaldino made a motion to adjourn; seconded by Mr Gilmartin. Vote was unanimous to adjourn at 6:51 pm.

Sean Giblin, Chairperson.

Angela Javorsky, Secretary