

Zoning/Planning Department Dee Duffy, Zoning/Planning Administrator Alice Henkel, Renewable Energy Coordinator

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# MONTHLY ZONING AND PLANNING REPORT

February 14, 2023 – County Services Committee

## ACTIONS COMING FROM THE ZONING BOARD OF APPEALS - February 2, 2023

- Petition 22-P-1600, Special Use for a community solar project Bradford Township
- Petition 22-P-1601, Special Use for a community solar project Bradford Township
- Petition 22-P-1603, Special Use for outdoor storage for campers, boats, trailers, and recreational vehicles Lee Center Township

### STAFF REPORT

The Zoning Board of Appeals completed hearings on two community solar petitions this month. Petition 22-P-1600 and 22-P-1601 are a co-located community solar development that proposes to construct two 2-megawatt solar arrays on approximately 42 acres of land in Bradford Township. Recommendations for approval from the Zoning Board of Appeals on the two petitions will be set on the February County Board agenda for vote.

Under old business, the Zoning Board of Appeals continued hearing Petition 22-P-1603 and after concluding the finding of facts, the Zoning Board had made the recommendation to deny the petition. The findings and recommendations for Petition 22-P-1600, Petition 22-P-1601, and Petition 22-P-1603 will be posted for your review on OnBoard.

### ACTIONS GOING TO THE ZONING BOARD OF APPEALS - March 2, 2023

None

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### ACTIONS COMING FROM THE PLANNING COMMISSION - February 6, 2023

None

### ACTIONS GOING TO THE PLANNING COMMISSION - March 6, 2023

None

### OTHER ACTIONS FROM THE ZONING OFFICE

The Zoning Office was given the opportunity to be enrolled in the BEST Internship program. This program works with businesses to provide the participating applicants with work experiences and develop work habits and skills needed when entering the workforce. BEST is responsible for paying the intern's wages and will also provide worker's compensation insurance coverage. The Zoning Office has been in need for someone to scan the older petitions and building permits into one software program. Currently, the zoning documents date back to the 1960's and are being stored in a supply room. When hired, the intern would be greeting customers, answering phone calls, typing letters for the staff, and scanning documents. The position involves a 29 hour a week work schedule for up to 25 weeks.

The Zoning Office has processed thirty-seven (37) building permits for the month of January. Total permit fees collected - \$ 4,062.25. There were no petition fees collected in January.

The Zoning Office's annual construction report is attached. There were thirteen (13) new homes built in Lee County in 2022.

Yearly	Cons	truction A	tivities - 202	22								
		Quantity	Zoning Fee	Construction Fee		Quantity	Zoning Fee	Construction Fee	Totals -	Zoning Fee Co	nstruction Fee	
anuary					August					102,505.78	21,797,616.80	
	101				101	3	1,856.40	710,000.00				
	328	6	4,374.00	1,691,677.00	328	10	727.20	5,685,600.00				
	329	4	5,199.27	1,402,861.00	329	9	5,655.73	238,313.61				
	434				434	1	230.40	87,000.00				
	438	1	302.40	20,000.00	438	1	158.40	40,000.00				
ebruary	y				September							
	101				101	1	498.60	450,000.00		TYPES OF BU	ILDINGS	
	328	4	180.00	811,067.00	328	8	3,682.20	412,000.00	101 - Home	2S		13
	329	5	6,622.00	105,394.61	329	11	5,157.00	165,613.00	328 - Other	non-residential buildi	ngs	64
	434				434	1	50.00	25,000.00	329 - Struct	ures other than buildin	ngs	164
	438				438	1	384.00	63,000.00	434 - Reside	ential additions		19
/larch					October				438 - Garag	jes		18
	101	2	1,942.00	790,000.00	101	1	504.00	194,000.00				
	328	3	1,173.20	225,200.00	328	1	441.60	42,000.00				
	329	11	13,342.20	299,442.01	329	16	8,777.83	522,544.00				I
	434	1	72.00	18,000.00	434	4	426.40	149,500.00				 I
	438	3	1,178.00	93,000.00	438	1	144.00	80,000.00				
pril					November							
•	101	1	684.00	218,000.00	101	1	589.00	490,000.00				
	328	5	409.80	138,400.00	328	3	2,260.80	300,000.00				
	329	23	1,459.80	204,148.00	329	10	6,803.00	221,646.00				
	434	3	234.05	77,000.00	434	1	96.00	35,000.00				
	438	2	264.00	66,000.00	438	3	410.25	130,000.00				
/lay				· · · ·	December			,				
,	101	2	2,528.40	653,000.00	101	1	806.40	300,000.00				
	328	4	680.40	467,000.00	328	4	168.00	250,000.00				
	329	17	10,066.05	313,675.00	329	11	1,937.76	412,627.00				 
	434	3	228.80	110,000.00	434		,	,				
	438	3	396.00	85,500.00	438							
une			220.00									 I
-	101											 I
	328	9	832.80	438,500.00								 I
	329	39	3,565.59	969,895.44								 I
	434	4	692.00	307,000.00								
	438	1	504.00	150,000.00								 I
uly		1	50									
~'1	101	1	1,349.25	300,000.00								
	328	7	212.40	172,000.00								
	329	8	1,753.60	565,013.13								
	434	1	100.00	20,000.00								
	434	2	394.80	82,000.00								
	438	2	394.80	82,000.00								