



**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

**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 Construction Activities - 2022											
	Quantity	Zoning Fee	Construction Fee		Quantity	Zoning Fee	Construction Fee		Totals -	Zoning Fee	Construction Fee
January				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				
February				September							
101				101	1	498.60	450,000.00				
328	4	180.00	811,067.00	328	8	3,682.20	412,000.00				
329	5	6,622.00	105,394.61	329	11	5,157.00	165,613.00				
434				434	1	50.00	25,000.00				
438				438	1	384.00	63,000.00				
March				October							
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				
434	1	72.00	18,000.00	434	4	426.40	149,500.00				
438	3	1,178.00	93,000.00	438	1	144.00	80,000.00				
April				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				
May				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							
June											
101											
328	9	832.80	438,500.00								
329	39	3,565.59	969,895.44								
434	4	692.00	307,000.00								
438	1	504.00	150,000.00								
July											
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								
438	2	394.80	82,000.00								

**TYPES OF BUILDINGS**

<b>101</b> - Homes	<b>13</b>
<b>328</b> - Other non-residential buildings	<b>64</b>
<b>329</b> - Structures other than buildings	<b>164</b>
<b>434</b> - Residential additions	<b>19</b>
<b>438</b> - Garages	<b>18</b>