

July 2020 Monthly Report

- 7-1 Sent record of permits issued to Lorain County Auditor, Department of Commerce, Bureau of Census and Township Fiscal Officer.
- Received phone call from Kendal, from Power Home Solar 704.961.9707. The plan submitted to install solar panels at 42500 Peck Wadsworth Road. The plan still exceeds the 8' height restriction. They will need to apply for a variance to Article 14.4 with the Penfield Township Board of Zoning Appeals before a Permit can be issued. She stated that she will give the information to the account manager. They will determine if they will modify the panel to accommodate the 8' requirement or start the variance process with the Penfield BZA.
- 7-2 Received a call from Linda Grissinger of 40799 St Rt 18. She would like to know if PP 19 04 011 000 003 owned by Geraldine A Noster is buildable. It has 193.4' frontage and is 231' deep 1.014 acres.
- 7-3 Received a call from Marsha Dean of 21605 Indian Hollow. She has a dog that barks. The Sherriff Department has been called due to the barking dog. She wanted to discuss Resolution 3-03-09 and ORC 955 dealing with Barking or Howling Dogs.
- 7-6 John Owen of Foster called. Discussed the permitting process.
- Received an email from Shadow Griggs, from Power Home Solar, looking for an update to the plan submitted to install solar panels at 42500 Peck Wadsworth Rd. The plan still exceeds the 8' height restriction. They will need to apply for a variance to Article 14.4 with the Penfield Township Board of Zoning Appeals before a Permit can be issued. Communicated via email.
- 7-8 Received a second phone call from Kendal, from Power Home Solar 704.961.9707. The plan submitted to install solar panels at 42500 Peck Wadsworth Rd. The plan still exceeds the 8' height restriction. They will need to apply for a variance to Article 14.4 with the Penfield Township Board of Zoning Appeals before a Permit can be issued. She stated that she will give the information to the account manager. They will determine if they will modify the panel to accommodate the 8' requirement or start the variance process with the Penfield BZA.
- Started the Township Inspection.
- 7-9 Issued permit 20-25 to Don Sluhocki for an accessory building.
- 7-10 Received a call from Leann Cromer of 21782 St Rt 301. She would like to build a 30'x40' outbuilding. We discussed the permit process. Emailed her the information.
- Received a call from Randy Cromer wanting to discuss the permit process to build a pole barn.
- 7-13 Received a call from Leann Cromer of 21782 St Rt 301. She would like to build a 30' x 40' outbuilding. Discussed the permit process in greater detail.

7-14 Received a call from Linda Grissinger of 40799 St Rt 18. She would like to know if PP 19 04 011 000 003 owned by Geraldine A Noster is buildable. It has 193.4' frontage and is 231' deep 1.014 acres. Set a letter stating that PP 19 04 011 000 003 is buildable. When this lot was created, Penfield Township minimum requirements were 125' frontage and 1 Acre.

Called Margaret Horvat of 43361 Peck Wadsworth Road to discuss the erosion problems on her property.

7-15 Talked to Margaret Horvat of 43361 Peck Wadsworth Road. She is having flooding issues on her property. Her house and structures are located in the 100 yr Flood Plain. Encouraged her to contact Lorain County Community Development Department. Christin L. Brandon 440-328-2328

Received a call from Emily Toth of 38510 Jones Road, Litchfield 44253. She would like to build an addition to her house. No additional water flow. Discussed the permitting process. She will email the information.

Received a call from Mike with the GDP Group 330.419.1789. He wanted to have an update on the proposed tower on Jones Rd.

Received a complaint of tall grass on the corner of RT 18 and West Road.

7-16 Completed township Inspection.

Erin Moore, from Green and Green, emailed to see if a BZA hearing date has been issued for the proposed Jones Road Tower.

Received an email from Shadow Griggs from Power Home Solar. Provided an addition electronic copy of the solar panels at 42500 Peck Wadsworth Rd. The plan still exceeds the 8' height restriction. They will need to apply for a variance to Article 14.4 with the Penfield Township Board of Zoning Appeals before a Permit can be issued. Communicated via email.

7-17 Don Jackson submitted paperwork for a new house on Jones Road. Permit process has been started.

7-20 Received a call from Mike Sparks to discuss the permit process for an accessory building.

Received an email from Shadow Griggs from Power Home Solar looking for an update to the plan submitted to install solar panels at 42500 Peck Wadsworth Rd. The plan still exceeds the 8' height restriction. They will need to apply for a variance to Article 14.4 with the Penfield Township Board of Zoning Appeals before a Permit can be issued. Communicated via email.
Email below:

I did receive the information. It looks like your plan still exceeds the 8' height restriction. If that is true, as communicated on May 12, June 29 2020, and July 6, 2020 you will need to apply for a variance to Article 14.4 with the Penfield Township Board of Zoning Appeals before a Permit can be issued.

Please call me so we can discuss the process so we are all on the same page.

7-21 Attended Trustee Meeting

Received a call from Emily Toth of 38510 Jones Road, Litchfield 44253. She would like to build an addition to her house. She was checking on the status of her permit.

Received a call from Stacy Burley. He is contractor for 2 projects in the Township. He wanted to know if any additional information is needed.

7-22 Reviewed and pre-approved the 39' x 40' barn for Leann Cromer. She will submit to LCPH for approval. Once LCPH approves the project, the approval will be added to the Penfield Township Permit.

Reviewed and pre-approved the addition for Robert and Emily Toth. They will submit to LCPH for approval. Once LCPH approves the project, the approval will be added to the Penfield Township Permit.

Issued permit 20-26 to Donald Jackson Old House Security Deposit

Issued permit 20-27 to Donald Jackson for a New House

7-25 Received a call from Bob Thayer. He owns 10 acres on St Rt 301. 22225 St Rt 301. The property next to his, owned by Lee and Linda Grissinger of 40799 St Rt 18, PP 1903013000031 has a debris pile stacked along the fence line. The pile contains branches, stumps, hot tub, etc. The debris pile caught fire and the fire department was called. Fence has signs of fire damage.

7-27 Received an email from Kendalyn Harvell Permit Coordinator POWERHOME 1-800-765-2715 kharvell@powerhome.com Email response: *It looks like your plan still exceeds the 8' height restriction. If that is true, as communicated on May 12 2020, June 29 2020, July 9 2020 and July 21 2020, you will need to apply for a variance to Article 14.4 with the Penfield Township Board of Zoning Appeals before a Permit can be issued. Please call me so we can discuss the process so we are all on the same page.*

7-28 Received an email from Cody Carroll from LCPH Department concerning the flooding issue at 43361 Peck Wadsworth Rd.

Email: Our office received a stormwater-related call/issue on Peck Wadsworth Rd. that I believe Peter Zwick had been aware/involved with in the past. The property referenced is currently in an estate, and the current occupant (Margaret Horvat) may ultimately end up owning the property (she was the fiance of the previous owner, Robert Coyle). She contacted us regarding a stream that runs through her property not draining, and I advised her the health department did not have jurisdiction or authority over stormwater.

Among many pictures, she sent me these newspaper clippings. Apparently, a Peck Wadsworth Rd project potentially involving this property had been discussed among the Engineer's Office and Penfield Twp. in the past. I cannot speak for any observations regarding road impairments, and this property (along with the neighboring properties) are located within the flood zone. Additionally, nearby farm fields drain through this property exacerbating stormwater issues. I referred her over to Lorain County Stormwater Management District, but I am unsure if she's reached out. I did stop out yesterday (7/27) and it does not appear her property has a ditch out

front, and adjacent ditches are shallow with small driveway culverts. I thought I would summarize as a FYI in the event she contacts the Engineer's Office.

Inspected the fire damage at 22225 St Rt 301 and the debris on PP 1903013000031.



7-29 Received a call from Leann Cromer of 21782 St Rt 301. She wanted to know if the Lorain County Public Health Department sent an acceptance letter for her accessory building.

Received approval for Toth project from the LCPH Department.

Received approval for the Cromer project from the LCPH Department.

Set an appointment with Emily Toth to sign the completed Zoning Application

5:30 7-30-20 Township Hall

Set an appointment with Leann Cromer to sign the completed Zoning Application

5:45 7-30-20 Township Hall

7-30 Received a call from Stacey Burley. He wanted an update on the Toth permits. He was unsure that the LCPH Department Approval was needed. LCPH approval is required on any building project if a septic system is on the parcel.

Requested a copy of house drawings for the Jackson build on Jones.

Unable to issue permit to Toth. They did not show up for the appointment.

Issued permit 20-28 to Randy Cromer for an accessory building

- During the meeting to complete the permit process, Mr. Cromer asked if the permit can be issued as agricultural use. He stated that he would be storing hay/straw for his son to sell.
- No mention for 20 days that this building would be used for agriculture.
- PP 1904001000037 is a 4.0 acre parcel
- No CAUV Tax Credit on the property

- ORC 519.01 and 519.21
- Issued the permit as non-agriculture.

Attended the Penfield Township Bi-Centennial meeting.

7-31 Received a call from Mike Sparks of 21680 Whitehead Road. He would like to build a 32' x 64' Accessory building. His project requires township and county approval. He contracted with the contractor in May. The contractor wants to start building in early August. Construction can not start until both the county and township permits are issued. Mr. Sparks questioned if the LCPH approval is required since the septic system is not close to the proposed building site. LCPH approval is required on any building project if a septic system is on the parcel. Permits and instructions were emailed. Set appointment to pre-approve project before the LCPH application is sent in.

8:45 8-1-20

Total permits this month = 4