

Minutes of the Zoning Board of Appeals Meeting of February 19, 2015 -6:00 P.M.

MEMBERS PRESENT: Regis Barrett, Chairman
 Craig Farkas
 Earl Bloam
 Wally Parker
 Dean Bredenbeck

ABSENT:

ALSO PRESENT: David Kulcsar, Building Commissioner
 Barbara Stanton, Secretary

Chairman Barrett – I would like to call the Zoning Board of Appeals meeting to order. Roll call was taken and the following members were present: Regis Barrett, Craig Farkas, Earl Bloam, Wally Parker, Dean Bredenbeck.

A motion was made by Earl Bloam, second by Dean Bredenbeck to approve the minutes from December 18, 2014. **Vote Resulted: Yes – Regis Barrett, Craig Farkas, Earl Bloam, Wally Parker, Dean Bredenbeck.**

Chairman Barrett: A request from Edward J. Haddad, Jr. P.E. of Clean Cemp Construction Engineering for a variance to increase a nonconformity (principal building setbacks) for a 518 square foot addition on the front of the CarTruck Packaging building located at 7315 Associate Avenue P.P. #431-13-012. (Section 1133.03) Mr. Haddad: A picture of the proposed garage, repair station addition was presented to the Board. It is an 18 feet by 28 feet addition. It is 28 feet back from the rite-a-way. A description of where the addition would be located was presented. Drawings were submitted by the construction engineer. The drawings are not the final; they are a basic concept of the proposed addition. The siding will match the existing building. The drainage from the addition will be directed to the basin that already exists. We were heard by the Planning Commission and they approved the addition pending the variance from this board. They do repairs on the inside of the building. There are paint spray booths and powder coating booths in the building. It would be nice to have a separate location for a repair shop. Chairman Barrett: How high will the addition be? Mr. Haddad: It will be approximately 14 feet high. It will match the existing building. Chairman Barrett: They have three trucks and they have room inside for two. Earl Bloam: Is the addition going to be heated? Mr. Haddad: Yes. It's going to be open to the building and they will probably use space heaters as well. Dean Bredenbeck: What type of maintenance are you doing on these vehicles? Mr. Haddad: Miscellaneous equipment for paint spraying, for powder coating and racks. There will be minor repairs. They have a two man maintenance team. They repair the vehicles when it is needed. Dean Bredenbeck: Do you have ventilation for the exhaust? Mr. Haddad: There will be a 12 foot high door. Commissioner Kulcsar: Most of the repairs are on the equipment. It is not so much for the vehicles. It will also be used to store the truck that is being parked outside at this time. Sam Sharaba, owner of CarTruck was present. Mr. Sharaba: We do not do any heavy maintenance repairs. If we need engine repair, we farm that out. We need to service the vehicles for lights, heaters and oil changes. There was discussion regarding air pollution equipment. Commissioner Kulcsar: Mr. Sharaba mentioned oil changes. That is something that you may want to revisit. If you are considering doing oil changes you will need an oil interceptor. There would be a lot of building code issues that would come into effect with the design of the new addition if you are going to be doing actual fluid or oil changes. If you will be doing simple maintenance that doesn't involve fluids that will not be an issue. Mr. Haddad: You don't want to get into something where there will be an environmental issue. Commissioner Kulcsar: You would be better to send the three trucks out for oil changes. Mr. Sharaba: That is what we do now. We do not do oil changes now. Commissioner Kulcsar: The building is already oversized for the lot. All the buildings along Associate Avenue are. This request will not detract from the parking of this space or the utilization of it. There are no objections to the request. After further discussion a motion was made by Dean Bredenbeck, second by Earl Bloam to approve the request from Edward J. Haddad, Jr. P.E. of Clean Cemp Construction Engineering for a variance to increase a nonconformity (principal building setbacks) for a 518 square foot addition on the front of the CarTruck Packaging building located at 7315 Associate Avenue. **Vote Resulted: Yes – Regis Barrett, Craig Farkas, Earl Bloam, Wally Parker, Dean Bredenbeck.**

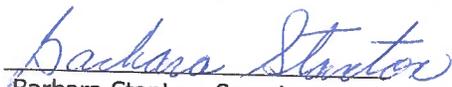
Chairman Barrett: Jeanne Hartman resigned a few months ago and Jeanne was Vice-Chair of the Zoning Board. The Board will need to elect a Vice-Chair to the Board. After further discussion a motion was made by Dean Bredenbeck second by Wally Parker to nominate Earl Bloam as Vice-Chair to the Zoning Board. **Vote Resulted: Yes – Regis Barrett, Craig Farkas, Earl Bloam, Wally Parker, Dean Bredenbeck.**

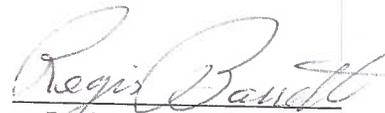
Earl Bloam: Did you resolve the issue with the message board on 480 that belongs to Montrose? Commissioner Kulcsar: Yes, they changed the message board. When they have a power outage, it reverts back to the manufacturers settings which the timing is much faster than what was approved. There was further discussion.

Wally Parker: Is someone going into the restaurant that has been vacant on Ridge Road. Commissioner Kulcsar: Yes, someone bought the property and he is trying to open the building on his own. He is talking to Joe Gallo and he is going to come in and open the restaurant back up. There was further discussion.

Earl Bloam: Has there been any communication with 6607 Vandalia Avenue? Commission Kulcsar: Regis called me regarding this property and he still owns the property. He is current with the property taxes. There is no sign of foreclosure. It is apparent that no one is living there. It may be time to bring him into court. We have to find where he is living. It appears no one has been at the property for a long time. There was further discussion.

A motion was made by Wally Parker, second by Dean Bredenbeck to adjourn the meeting. **Vote Resulted: Yes – Regis Barrett, Craig Farkas, Earl Bloam, Wally Parker, Dean Bredenbeck.**


Barbara Stanton, Secretary


Regis Barrett, Chairman