

Minutes of the Zoning Board of Appeals Meeting of October 17, 2013 -6:00 P.M.

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

ABSENT: Jeanne Hartman

ALSO PRESENT: Tina Westfall, Acting Secretary
Edward Fitzgerald, Building Commissioner

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, Earl Bloam, Wally Parker, Dean Bredenbeck. Absent: Jeanne Hartman.

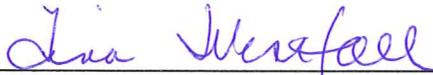
A motion was made by Earl Bloam, second by Wally Parker to approve the minutes from August 15, 2013. **Vote Resulted: Yes – Regis Barrett, Earl Bloam, Wally Parker, Dean Bredenbeck.**

A motion was made by Wally Parker, second by Dean Bredenbeck to approve the minutes from August 29, 2013. **Vote Resulted: Yes – Regis Barrett, Earl Bloam, Wally Parker, Dean Bredenbeck.**

Chairman Barrett: **Item #1** – A request from Mukesh Agarwal for a side and rear yard setback variance. 45' side yard; 38' rear yard setback variances to construct a new addition for the Loving Cup academy located at 4476 Ridge Road. P.P. # 432-23-018. Mukesh Agarwal: Trying to extend the present building. I would like to construct a gym for the children. The building will have a nicer appearance. This addition would benefit the city. Chairman Barrett: The addition will more than double the size of the building? Mukesh Agarwal: Yes. Wally Parker: This new addition will be all occupied for the children? Mukesh Agarwal: Yes, every area of the building will be used for the children. Dean Bredenbeck: Will the facility be open during construction? Mukesh Agarwal: Yes half of the facility will be open. I am purchasing another building so we will be moving some of the children to the new facility during construction. Certain phases of the construction children will be in the building and other phases they will be moved to another facility. Chairman Barrett: Are you having the gym on the second floor? Mukesh Agarwal: There is no second floor at this point. I would like the children to play inside (especially during the winter) and outside. Dean Bredenbeck: How long has your facility been open? Mukesh Agarwal: About six months. Earl Bloam: How many children are at this facility? Mukesh Agarwal: About ninety children. It is my passion to run a good daycare facility. Earl Bloam: This facility will be entirely for the children. Mukesh Agarwal: Absolutely. Earl Bloam: Is there a tax abatement associated with this? Fran Migliorino: Yes, the facility has an existing CRA. This is going to be a \$400,000.00 expansion and we are entertaining amending the current CRA. The CRA is at 50% so the school will be eliminated of real estate taxes and will receive the bulk of 50% of the new value added. The facility is presently paying taxes on the present real estate. The facility will be paying full on the present real property tax and 50% on the addition for ten year tax abatement. This has not been approved yet, and has not been presented to any legislative office at this point. There was further discussion regarding the consideration of the CRA and the new addition.

Dean Bredenbeck: When do you think construction will start? Mukesh Agarwal: Most likely in the spring. There was discussion regarding electrical service wires and the removal of the old wires. Earl Bloam: With the addition, will there be added staff? Mukesh Agarwal: Yes, currently we have approximately 12 employees and depending on the ages of the children there should be approximately 30 employees. Commissioner Fitzgerald: For the record, the site design will be going before the Planning Commission for an approval request. After further discussion a motion was made by Earl Bloam, second by Wally Parker to approve the request from Mukesh Agarwal for a side and rear yard setback variance. 45' side yard; 38' rear yard setback variances to construct a new addition for the Loving Cup academy located at 4476 Ridge Road. **Vote Resulted: Yes – Regis Barrett, Earl Bloam, Wally Parker, Dean Bredenbeck.**

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


Tina Westfall, Acting Secretary


Regis Barrett, Chairman