

Minutes of the Zoning Board of Appeals Meeting of December 18, 2014 -6:00 P.M.

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

ABSENT: David Kulcsar, Building Commissioner

ALSO PRESENT: Barbara Stanton, Acting 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 Wally Parker, second by Earl Bloam to approve the minutes from November 20, 2014. **Vote Resulted: Yes – Regis Barrett, Earl Bloam, Wally Parker, Dean Bredenbeck. Abstain: Craig Farkas.**

Mr. Edwards: I would like the driveway larger if that is possible. Chairman Barrett: If you would like the driveway wider the board would consider it. Everything else appears to be acceptable with the six parking spaces. There won't be any trucks pulling in. It will be for smaller vehicle parking. The last space will be for handicap parking. Mr. Edwards: I looked at the vehicles that will be parked in the area and most of them are compact cars. Six parking spaces would be good. Earl Bloam: I scaled out the drawings that were provided. Is this about 24 feet from the curb to the sidewalk? Mr. Edwards: I had the drawing go from the street to the sidewalk, full concrete. I did not really walk it off; this was drawn up from an engineer. Earl Bloam: My only concern is looking at these spots they are seven foot wide. Mr. Edwards: The employees will have an assigned parking space. If they back up correctly they can pull right out of the driveway. Dean Bredenbeck: In the original proposal this area looks more like a rectangle. Mr. Edwards: The original drawing was not by an engineer. The plan you have today was drawn by an engineer. It will be along the sidewalk. It still will be more square/rectangle. Again, everyone will have a designated parking space. There was discussion regarding snow plows and the snow that is placed by the plows in driveways. Mr. Edwards: We plow the lot and it does not interfere with day or day business. Mr. Edwards: I'm trying to utilize the property more efficiently. This will be costly and will enhance the property. Chairman Barrett: The landscaping appears to be 25%. Mr. Edwards: There is green space and trees. I do not think the parking will change the appearance of the building. There will be three parking spaces on each side. The handicap parking will have more room. So there will be a total of seven parking spaces including the handicap parking.

Chairman Barrett: The Board will vote on each request separately.

Chairman Barrett: A request from Burt Edwards from ARL Transport for a 20 foot parking setback variance, with a 20 foot minimum requirement located at 8215 Clinton Road. Section: 112503 (c) P.P. #431-14-002, 431-14-003, 431-14-004, 431-14-042. Tabled at the October 16, 2014 Zoning Board of Appeals meeting. (Mr. Edwards indicated that the request is from Edward's & Son Servicing. The application on file states ARL Transport. Please see attached application). A motion was made Earl Bloam second by Wally Parker to approve the request. **Vote Resulted: Yes – Regis Barrett, Craig Farkas, Earl Bloam, Wally Parker, Dean Bredenbeck.**

Chairman Barrett: A request from Burt Edwards from ARL Transport for an un-determined percentage of minimum lawn and landscape area variance (currently appears to be exceeds) 25% at the lot area required located at 8215 Clinton Road. Section 1125.03 (b) P.P. #431-14-002, 431-14-003, 431-14-004, 431-14-042. Tabled at the October 16, 2014 Zoning Board of Appeals meeting. A motion was made by Wally Parker, second by Earl Bloam to approve the request. **Vote Resulted: Yes – Regis Barrett, Craig Farkas, Earl Bloam, Wally Parker, Dean Bredenbeck.**

Chairman Barrett: A request from Burt Edwards from ARL Transport for a 39 foot maximum width of access drive variance. 75 foot proposed; 36 foot maximum allowed located at 8215 Clinton road. Section: 1129.02 (k) P.P. #431-14-002, 431-14-003, 431-14-004, 431-14-042. Tabled at the October 16, 2014 Zoning Board of Appeals meeting. After discussion regarding the footage of the request a motion was made by Regis Barrett, second by Wally Parker to amend the request to a 20 foot maximum width of access drive variance. **Vote Resulted: Yes – Regis Barrett, Craig Farkas, Earl Bloam, Wally Parker, Dean Bredenbeck.**

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



Barbara Stanton, Secretary



Regis Barrett, Chairman