

Minutes of the Special Zoning Board of Appeals Meeting of May 30, 2013 - 7:00 P.M.

MEMBERS PRESENT: Regis Barrett, Chairman
Jeanne Hartman
Wally Parker
Dean Bredenbeck

ABSENT: Earl Bloam

ALSO PRESENT: Barbara Stanton, Secretary
Edward Fitzgerald, Building Commissioner

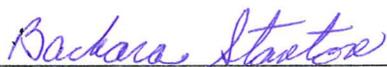
Chairman Barrett – I would like to call the Zoning Board of Appeals meeting to order. Roll call was taken and the following members were present, Regis Barrett, Jeanne Hartman, Wally Parker, Dean Bredenbeck. Earl Bloam was absent.

A motion was made by Dean Bredenbeck, second by Wally Parker to approve the minutes from April 18, 2013.
Vote Resulted: Yes – Regis Barrett, Wally Parker, Dean Bredenbeck. Abstain: Jeanne Hartman.

Chairman Barrett: **Item #1** – A request from Mukesh Argawall for a 37 foot variance to install a fence in the front yard of the Loving Cup Kids Academy for childrens required play area located at 4476 Ridge Road. P.P. #432-23-018 Jacqueline Kaliszewski was present representing Loving Cup Kids Academy. Chairman Barrett: I would like Mr. Argawall to submit a letter to the Commissioner authorizing you to speak on behalf of the daycare. Ms. Kaliszewski: Requesting approval of the playground in the front of the facility so if needed we would be able to expand the building in the rear of the property. Dean Bredenbeck: Will there be a fence along the building? Ms. Kaliszewski: It will go up to the building and eventually have one of the widows in the front of the building will be removed and replaced with a door so the children would have access. There was discussion regarding the paint around the windows and if they were tested for lead. Fran Migliorino: There was an environmental study done by the land bank and they did on the demolition and prepared the site this was on the inside of the building. There was discussion regarding an outlet that will be in the play area. Ms. Kaliszewski: We will address this and have it corrected. There was discussion regarding the leveling of the playground and creating a retention wall. Jage Jackson representing the childcare center: The retention wall will have pressure treated 2 x 8's and 4" I-beams below grade with concrete. There will also be guard rails. There was discussion regarding the placement of the guardrails. There was further discussion regarding the construction of the playground area. There was discussion of the type of equipment that will be in the playground. Ms. Kaliszewski: The equipment will be approved by the state. There was discussion regarding the proposed fence and the requirement of the post holes. There was discussion regarding the potential of expansion of the daycare. There was discussion regarding the traffic and driveway area. After further discussion a motion was made by: Dean Bredenbeck, second by Wally Parker to approve a 37 foot variance to install a fence in the front yard of the Loving Cup Kids Academy for childrens required play area located at 4476 Ridge Road that was presented/submitted at the meeting this evening. **Vote Resulted: Yes – Regis Barrett, Wally Parker, Dean Bredenbeck. No: Jeanne Hartman.**

Chairman Balbier: New Business: A discussion by the Board of Zoning Appeals to change the starting time of future meetings. Commissioner Fitzgerald: I am requesting a discussion about starting the meetings earlier, the Planning Commission starts at 6:00 P.M. It would be easier that both meetings have the same time to have uniformity. Dean Bredenbeck: Would this time be easier for the residents to change the time. Commissioner Fitzgerald: Planning has no problem with that time. There have been no complaints at the Planning Commission meetings. After further discussion a motion was made by Regis Barrett, second by Jeanne Hartman to approve changing the Board of Zoning appeals meeting to 6:00 P.M. **Vote Resulted: Yes – Regis Barrett, Jeanne Hartman, Wally Parker, Dean Bredenbeck.**

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



Barbara Stanton, Secretary



Regis Barrett, Chairman