

Board of Zoning Appeals
January 18, 2007
Minutes

The Chairman called the meeting to order at 4:30 p.m. The following members were present: John Mears, John Feick, Walt Matthews, Kevin Zeiher and Bill Semans arrived shortly after the meeting started. Mary Grendow was present to represent the Department of Community Development.

The first order of business was to approve the minutes from the previous meeting, December 21st. Mr. Zeiher moved to approve the minutes; Mr. Matthews seconded the motion, which carried unanimously.

Chairman Feick stated that anyone who wished to speak needed to be sworn in and he proceeded to swear them in.

The first item on the agenda was an application for a use variance to allow an access drive on a residentially zoned lot to a less restrictive use for the property located at 0 Tiffin Avenue, parcel #5801919001, filed by Mark White.

Mr. White spoke in favor of the application and he informed the Board that he would not be able to go forward with plans to build mini warehousing on the property without the variance so that was the hardship.

Mr. Matthews asked what types of items would be in these mini warehouses and how many warehouses there would be. Mr. White stated that he planned on constructing in phases, the 1st phase would be built along the railroad tracks on would be 25' in depth x 10' in width. He stated they would have a 9' door which would allow small boats, autos, houseful of furniture. He stated that it would be a larger warehouse than the common sizes of 8 x 5 or 5 x 10. Mr. White commented that it would offer larger storage possibilities. Mr. White commented that with the advent of all the proposed condos in town, the out of town people would have a place to store their jetskis or small boats since they wouldn't be able to have that at their condo. Mr. Mears commented that even a car might not be allowed at the condo.

Mr. White stated that people would be able to access their stuff on a daily basis as opposed to the larger storage facilities where they might only be able to get in and out on scheduled dates. He stated that it wouldn't be able to be accessed 24 hours but maybe 8-5.

Mr. Zeiher asked if the units would be heated. Mr. White commented that he considered that and he may have some heated storage. He stated that it would

make sense since there could be a large number of units that would fit on the site.

Mr. Zeiher asked how many total units the applicant would build. Mr. White stated that he wasn't quite sure, he wanted to start with the first ones and then get a feel of the market before going forward with more.

Chairman Feick asked if there was a reason why they didn't just change the zoning for the lot. Ms. Grendow commented that they had looked at that and that would be a longer process. That could be done down the road. Chairman Feick commented that would make sense since it was already right next to manufacturing.

Chairman Feick commented that he didn't know what else could be built on this lot since he didn't think anyone would want to live right next to the railroad.

Mr. Matthews asked if Mr. White owned the property and Mr. White stated that he did.

Chairman Feick stated that a letter had been received from a neighbor which wasn't an objection unless the drive was actually put at the north end on Tiffin Avenue. Mr. White stated that he thought that area could actually be a second means of egress if necessary.

Mr. Mears commented that if the Fire Department wanted a second access point, they could require it during site plan approval.

Chairman Feick asked if anyone else in the audience wished to speak. Paul Strasser stated that he was in favor of the plan; it was progress and would help the tax base.

Mr. Mears moved to approve the variance subject to the conditions as recommended by staff. Mr. Matthews seconded the motion, which carried 4 – 0 with Mr. Feick abstaining.

The Clerk stated the next meeting was February 15, 2007.

There was no further business before the Board, and the meeting was adjourned at 4:39 p.m.

Mary L. Grendow, Clerk

John Feick, Chairman