

Board of Zoning Appeals

August 11, 2016

Mr. Emch called the meeting to order at 6:00 PM

Roll Call: Paul Emch- present, A. J. Bissell– present, Al Tolchinsky – present, Sharon Moster-absent, Judith Beaumier-absent

Council Representative: Charles Boehnlein - absent

Visitors: Rick Gruber, Zoning Inspector, Jim Koster, Thomas Ford, Dawn Tolchinsky, Kathy Durham, Johnny Phipps.

Mr. Emch swore in all visitors and asked them if and when they speak to please state there name and address.

Mr. Tolchinsky made a motion to approve the April 21, 2016 minutes as written, Mr. Bissell seconded. By voice all agreed.

Discussion:

Mr. Ford explained that he filed a conditional use permit for his properties on 14629 E. Park and 13891 E. Center. The reason for the permit is that Mr. Ford has a contingent buyer interested in using this home as a Bed and Breakfast. Mr. Ford had no plans or drawings etc. for the proposed Bed and Breakfast.

Mr. Phipps, 14605 E. Park supported the idea of a Bed and Breakfast. He explained that for a single family to care for these homes these days and bring them up to modern times is a challenge.

Ms. Durham, 13910 E. Center St. also favored the idea of a Bed and Breakfast.

Mr. Emch explained that a conditional use permit does not pass on to the next owner if the house should sell. Mr. Gruber explained that he had Mr. Ford fill out a permit for a conditional use and he should have filled out a variance form if he expected the use to be passed on with the sale of the property.

Mr. Koster was concerned with the parking of the Bed and Breakfast. Mr. Ford stated there is room in the driveway for 5 cars and there are 4 bedrooms. He spoke with Warren Spirits and he could park cars at that location if needed.

Mr. Emch stated he would like to refer this to the Planning Commission to review this Conditional use request and discuss the option to re-zone these properties so there is conformity and no spot zoning. After discussion with the Board, all agreed.

Mr. Gruber asked Mr. Emch if he would like this to be B-1 Central Business. Mr. Emch would like to recommend these changes of the above listed parcels to the Planning Commission for discussion.

Mr. Tolchinsky made a motion to retract Mr. Ford's conditional use for 14629 E. Park and 13891 E. Central and refer this request to the Planning Commission. Also, BZA should ask Planning Commission to define Bed and Breakfast and recommend that a Bed and Breakfast be a permitted use in B-1 Central Business. Seconded by Mr. Bissell. By voice, all agreed, motion passed.

Mr. Emch requested the check to Mr. Ford for the conditional use permit be refunded.

Other Business:

Mr. Bissell made a motion to adjourn and Mr. Tolchinsky seconded. Meeting adjourned at 6:21 PM.

BZA Chairman

Clerk