

PARKMAN TOWNSHIP ZONING COMMISSION

May 28, 2013

A motion was made by Carlos Nieves and seconded by Len Hall to call the meeting of the Parkman Township Zoning Commission to order at 7:05 p.m. May 28, 2013. Motion carried unanimously. In attendance were Zoning Commission members-Carlos Nieves, Scott Villers, Deborah Wilson, James Vaughan, Len Hall, and Paul Nalepa, Zoning Secretary-Renee Patry, Harry Fisher, and David Kurtz.

Members not present-Jerry Jacobs

Approval of Minutes

A motion was made by Scott Villers and seconded by Carlos Nieves to approve the April 23, 2013 Parkman Township Joint Meeting Zoning Boards and Trustees minutes as amended. Vote as follows: Carlos Nieves-yes, Scott Villers-yes, Deborah Wilson-yes, James Vaughan-yes, Len Hall-yes, and Paul Nalepa abstaining because not in attendance at the meeting.

A motion was made by Paul Nalepa and seconded by Deborah Wilson to approve the March 26, 2013 Parkman Township Zoning Commission minutes as submitted. Motion carried unanimously.

New Business

- Harry Fisher-Mr. Fisher presented the Board with information about a Towing Business he would like to start in the Commercial District. The location would be 15690 Main Market Road. He would like to start a professional roadside towing service in the local area. The name of the service is Amen Towing LLC. They would provide a professional roadside/towing service for the public as well as but not limited to the local sheriff's office, Southington Post State Highway Patrol. They are currently on active rotation with them at this time. They are also certified sub haulers for co-part which involves cleaning up the area of any cars that have been crashed or burned, taking them out of the area to their Northfield location, and removing them from local body shops when dispatched to do so.

Mr. Fisher said that this business would be only a Towing service. There would not be any salvage vehicles for sale. The cars kept at their location that they hold responsibility for will be temporary and they will maintain paperwork showing the dates they were impounded. He estimated that they should never have more than 5 cars at our busiest times, and will notify zoning if it looks like this would change. Mr. Fisher said they are a

separate identity from the other companies located at the address. They are located in the house and fenced in area, front and side yard area only. Mr. Fisher included a map, and picture of the location with his information. He indicated they have done some remodeling at the house for an office area and would like to live and work out of the house if that would comply with zoning. He also included a Certificate of Liability Insurance for his business in the packet presented to the Board along with a flyer. In response to Board members questions, he said they have two towing vehicles at this time, dispatch by phone, and will advertise for business. Carlos Nieves explained that Parkman Zoning Regulations do not have anything in the Zoning Regulations for a Towing Business. The Board would like to obtain information from Troy Township and Burton to see how this is addressed in their Zoning Resolution and discuss this further at the next Zoning Commission meeting. Carlos Nieves thanked Mr. Fisher and said he would keep Mr. Fisher updated about any possible changes to Zoning Resolution regarding his situation.

- David Kurtz-Mr. Kurtz requested to speak to the Board about a salvage store business he has on Dead End Shedd Road. He said the business has been in operation for about 5 years. It was started because he suffered an injury working construction and was no longer able to do that type of work. He has run out of retail space and would like to make an addition to the existing building. Carlos Nieves said he had gone to see the salvage store and asked Mr. Kurtz how many persons worked at the store. Mr. Kurtz said he has two persons most of the time, but could have up to 4. Mr. Nieves asked about parking. There is a gravel parking area in front of the store that can hold 15-20 vehicles. Mr. Nieves asked if there was parking on the road. Mr. Kurtz said very seldom does the lot get full. Mr. Kurtz said he has a little more than 3 acres. The store started out as a shop, then after a construction accident he started the salvage store. The building was estimated to be approximately 2000 square feet and he would like to expand to a 12 foot addition on the back and some additional area on the side for approximately 1600 square foot addition. He said storage is his biggest problem. He said his product is delivered by tractor trailer and they back the truck to a delivery dock. Dead End Shedd Road does not have much traffic and Mr. Kurtz said this has not been a problem. He said he has not had any complaints from his neighbors. He would like to have Salvage Store added to the Home Occupation list and be allowed to expand the business. The Board gave Mr. Kurtz a copy of the Zoning Regulation with the list of regulations for Home Occupations. There was concern that the salvage store was already over the size allowed for a Home Occupation, and expansion from 2 workers to 4-6 workers is over the amount allowed for Home Occupation. The Board suggested to Mr. Kurtz that he may have to ask for a variance from the Board of Zoning Appeals.

Carlos Nieves thanked Mr. Kurtz for coming and suggested Mr. Kurtz consult with the Zoning Inspector. Mr. Nieves will contact the Zoning Inspector as well. Mr. Kurtz said he would like to have at least the roof on an addition by winter.

The Board continued discussion on additions to the Home Occupation list. Carlos Nieves submitted the Local Amish Business Directory for examples of Amish Businesses. The Board would like to consult the Burton and Troy Zoning Resolutions to see what they have been doing in regards to Home Occupations. Renee Patry will contact Troy Township for a copy of their Home Occupation section of Zoning Resolution and Deborah Wilson will obtain Burton Home Occupation section, so they can be used as an example to consider for the next Zoning Commission meeting. The Board would also like to review Burton and Troy Zoning for example of Towing in Commercial District.

Old Business

- Home Occupation Building Size-The Board discussed the suggestion from the Joint Zoning Meeting about increasing building size allowed for Home Occupations. The size of buildings related to fire codes/sprinklers, fire walls were discussed. Other examples of Zoning for Home Occupations were discussed to use as example. Holmes County was suggested. James Vaughan consulted with the internet and found that Homes County has no residential zoning. They do have Commercial Building Codes that must be followed. Carlos Nieves expressed concern that in the case of Mr. Kurtz proposed addition to the salvage store an increase in building size could take up space now used for parking causing customers to have to park on the road.
- The Board briefly discussed “in-law-houses”. This would be an additional building for parents to live in on the same lot as main house. The question of what happens to the dwelling after the in-laws pass was raised along with septic system issues.
- The next meeting of the Zoning commission will be on June 25, 2013. The Committee plans to review Commercial District regulations for Towing Business, and Home Occupations list.

Adjournment

A motion was made by Carlos Nieves and seconded by James Vaughan to adjourn the meeting at 9:03 p.m. Motion carried unanimously.

Respectfully Submitted,

Renee Patry

Zoning Secretary

Approved,

Carlos Nieves

Chair