

Parkman Township Board of Zoning Appeals Meeting

Parkman Community House

February 11th, 2014

Present: Cindy Gazley, Chairman
Jo Lengel
Rich Hill
Kathy Preston
Paul Nalepa
Dale Komandt
Jan Helt, Secretary

Not present: Lucinda Sharp-Gates

Chairman Cindy Gazley called the meeting to order at 7:30 p.m. She also welcomed and introduced Jan Helt as the new Secretary to the board.

Ms. Lengel moved to approve the minutes for January 14 as *amended*, Ms. Preston seconded and the motion passed unanimously by 5-0. Mr. Hill abstained since he did not attend the January meeting.

Appeal #2014-18360 CNC Precision Machine

Ms. Preston stated that she wanted to discuss the CNC Precision Machine Appeal she had a few concerns about the appeal. Ms. Gazley said that she spoke to Mr. Spelich and he felt he was ready to move forward since we do have a purchase agreement. Ms. Gazley stated that she still had some concerns, she sent an e-mail to Becky Schlag questioning the legality of said document as to whether it is current and valid. Also on Form 1 there is no deed and no document to EPA. Ms. Gazley felt since there are concerns we needed to error on the side of caution.

We do have time Mr. Spelich did say March or April. He feels he has a purchase agreement so we should proceed. There was nothing from the owner maybe Mr. Hadzinsky should have had a Power of Attorney.

Ms. Lengel stated the question is since the existing building does not meet zoning requirements why was it permitted to be built. Ms. Gazley said Mr Spelich was planning to look into it she will mention it to him again. It is irrelevant at this point to this appeal that building is already there. Becky Schlag will get back to Mr. Spelich and Ms. Gazley with the answer about the purchase agreement.

The existing industrial building is 2500 maximum for an industrial building is 1500. How can you add on to a building that is already in violation of zoning requirements? Mr. Hill stated that 10ft from the side also raises safety issues. We need to ask why the existing building was given a variance?

Appeal #2014-17500 Andy Miller

Mr. Miller did try to purchase more land from a neighbor, but his neighbor has not responded. He felt his neighbor was not considering it and he needed to move forward. It was noted that 2.25 acres out of 2.5 acres, and generally the board does not consider it to be substantial unless it is 20% or more.

Appeal #2014-15690 Conditional Use Emil Akhundov

Mr. Spelich spoke to the applicant and talked to the owners several time, and now they understand what is needed. Mr. Akhundov is purchasing the property from the owners. Will we have to deny the first Appeal, and then hear the second appeal, because Mr Shilman is the business owner not Mr. Akhundov. Ms.Gazley will ask Becky Schlag if we can make an amendment to the application so Mr. Akhundov does not have to pay another \$250.00 again.

OLD BUSINESS:

Ms. Gazley is looking into maybe some training for the board such as; general criteria when granting a variance. They usually have regional training in November and June that covers a number of different topics. We will talk more about it later. Becky Schlag will get back to us on the training possibilities and dates and time.

Mr. Ferguson talked about OPERS, he stated that anyone who is paid by the meeting will no longer be eligible to contribute to OPERS. With the money you have in there now you may be eligible to roll it over. (IRA etc.) It is recommended

that you yourself call. Ms. Peters said to contact OPERS with any questions you may have.

Ms. Lengal moved to adjourn and Ms. Preston seconded and the motion passed unanimously. The meeting adjourned at 8:15pm

Respectively submitted,

Jan Helt
Secretary

Date

Cindy Gazley
Chairman

Date

parkman bza minutes 02-11-2014

Parkman BZA 01-11-2014