

PARKMAN TOWNSHIP BOARD OF ZONING APPEALS  
Regular Meeting of March 10, 2015

Members present: Cindy Gazley, Jo Lengel, Kathy Preston, Lucinda-sharp Gates, Nancy Ferguson, Dale Komandt and Jan Helt (Secretary)

Members not present: Rich Hill

Meeting was called to order by Cindy Gazley at 7:30 p.m. and announced that Dale Komandt would be the alternate for Rich Hill.

**Approval of Minutes:**

Ms. Jo Lengel moved to waive the reading of the minutes and approval portion of the meeting until after the appeal has been heard. Lucinda Sharp-Gates seconded and the motion passed unanimously.

**New Business:**

Ms. Gazley welcomed John Yoder and Bob Troyer to the meeting. Ms. Gazley stated that Mr. Yoder has applied for a variance to Board of Zoning Appeals. Ms. Gazley stated that it seems the property in question is in the Industrial District. After review of the zoning map of Parkman, Mr. Spelich, ZI, agreed. Ms. Gazley asked Mr. Yoder to explain exactly what his company did. Mr. Yoder stated that they built crates made of plywood for shipping. Ms. Gazley said that the Zoning Regulation outlining Principal Buildings, Structures and Uses in the Industrial District allowed for assembly and processing of wood and metal products (404.1(D)(4)). The Applicant, the ZI, and the members of the BZA agreed that the business activity was within the above mentioned use. Therefore, all agreed that a variance was not necessary. Ms. Gazley asked Mr. Yoder if he understood and he said yes. Ms. Gazley thanked Mr. Yoder and Bob Troyer for coming to our meeting. Ms. Gazley told Mr. Yoder and Mr. Troyer that they were welcome to stay for our meeting, but their portion of the meeting was over. Ms. Gazley wished Mr. Yoder good luck with his new business.

BZA members inquired as to whether the applicants would get their fee back. Ms. Gazley stated this was an issue for the ZI and Trustees to determine. A discussion ensued about the \$100.00 fee to apply for a Zoning Certificate versus the \$250.00 to apply for a variance. Ms. Gazley asked Mr. Spelich what the \$100.00 fee for form # 1 was. Mr. Spelich explained that any business in an industrial or commercial area will be charged this fee for a permitted use or a change of use permit. The fire department will do an inspection of the building first then the permit will be issued. Mr. Spelich stated that we now have two qualified inspectors in the fire department that are able to do these inspections. This will be the procedure that will be followed from now on. That way the fire department will be sure that all fire safety issues are updated in these buildings.

Mr. Spelich stated that there will be two variance's on the agenda for our next meeting in April.

It was brought up that the Trailer Park (old White property) on Tavern Road seems to be having some issues that may need to be addressed in the future.

Ms. Preston stated that the Parkman Auto (car lot) seems to be in violation of what is allowed with his Conditional Use permit. Parkman auto has a sign out advertising tire rotation, brakes etc. Ms. Preston stated that she asked that question during their appeals hearing and was told that they would not be doing car repair for anyone. They are only supposed to be repairing their own vehicles purchased, repaired, and then sold. Ms. Gazley asked if the towing business was working out of Parkman Auto. She has noticed some 4 or 5 cars to the west of the building. It was stated that the towing is being done through Ken's Auto body in Troy Township. Mr. Spelich stated he has already sent two letters to Parkman Auto letting them know that they are in violation of their Conditional Use Permit. He said he will continue to monitor the situation.

Ms. Gazley asked "What is the procedure for requesting a permit?" Mr. Spelich stated same as it was before, no changes. There is not a written procedure. Mr. Spelich has them fill out an application for a certificate. He issues or does not issue a certificate based on the information contained within the application. If he does not issue the permit he advises they may request a variance by the BZA or a change in the Zoning Regulation from the ZC. The Zoning Inspector is responsible for determining if the request conforms to our zoning regulations.

Ms. Lengel requested that all members receive copies of the property list (adjacent to property requesting a variance). Ms. Helt stated that anything added to the member packets will increase the cost of mailing it. Ms. Gazley stated she would like the complete packet provided to the BZA board members, letters to the newspaper, property owner and adjacent property owner, BZA members stated they would be willing to pick up their packets at the Zoning office.

Ms. Gazley motioned to approve minutes as amended. Ms. Preston seconded the motion, and motion passed unanimously.

Ms. Gazley thanked Jan for updating everyone's e-mail and addresses. Ms. Preston had everyone change her address from 16140 to 16040 which is her new address.

**Adjournment:**

Motioned was made to adjourn, Ms. Sharp-Gates seconded, the motion passed unanimously. The meeting adjourned at 8:15 p.m.

Respectfully Submitted by Jan Helt BZA Secretary, \_\_\_\_\_ Date \_\_\_\_\_

Chairperson, Cindy Gazley \_\_\_\_\_ Date \_\_\_\_\_