

BOARD of ZONING APPEAL MEETING

April 13, 2016

7:00 p.m.

Meeting called to order. Roll call taken. Members present: Dorothy Kerr, Jim Spurrier, Phil Gardner, Bruce Denton, and Sandy DiSantis.

Business for the meeting:

Application #16-026, 6196 Streamside Dr. Galena, OH 43021, by applicant Fischer Homes to approve the construction of a model home for sales purposes. Motion made by Sandy Disantis to approve application #16-026 with the amendment that the parking area adjacent to the lot be used for parking instead of building an additional parking area. Motion was seconded by Bruce Denton. Vote: Dorothy Kerr-yes; Jim Spurrier-yes; Phil Gardner-yes; Bruce Denton-yes; Sandy Disantis-yes. Motion passed. Jeff George will forward a letter stating the approval with the amendment required.

Application 16-027, 2711 Blayney Rd., Sunbury, OH 43074, by Applicants Ned Shyrock and Brian Davis, Expanded Home Occupation Conditional Use.

Applicants presented plans for intention to use the existing residence as a Bed & Breakfast and refurbish the barn to be used, which could be used for weddings, showers, parties and other social functions. Discussion by the Board included noise, traffic, parking, alcohol use, who will occupy the home, statements and questions from neighbors took place. Concerns were raised regarding driving while intoxicated. The applicant explained that there will be set hours of operation, a licensed person will be hired to serve alcohol, noise will be managed so as to not create troubles for neighbors. The applicant continued, a family member will occupy the home and the property will be managed by Mr. and Mrs. Shyrock and Mr. and Mrs. Davis. The applicant will phase the opening of the Expanded Home Occupation Conditional Use. The first phase is to open the house as a Bed and Breakfast, make repairs to the accessory buildings for larger gatherings. The Board was informed by Jeff George that the existing Zoning Code allows the use as a commercial activity but did not specifically address the issues as a parcel zoned A-1. Motion to continue the application until a meeting to be held on Wednesday, April 27, 2016 at 7:00 pm at 1454 Rome Corners Rd., Galena OH 43021 was made by Jim Spurrier, to allow for the County Prosecutor to answer questions on how our zoning covers this issue. Motion was seconded by Phil Gardner. Vote: Dorothy Kerr-yes; Jim Spurrier-yes; Phil Gardner-yes; Bruce Denton-yes; Sandy Disantis-yes. Motion passed.

Motion made by Jim Spurrier to approve Feb. 10, 2016 meeting minutes, second by Phil Gardner. Vote: was unanimous to approve. Motion passes.

Motion to adjourn made by Jim Spurrier, second by Phil Gardner. Meeting adjourned.

Shawna Burkham

Secretary