



BOARD OF ZONING APPEALS

PUBLIC MEETING MINUTES

SEPTEMBER 6, 2016

Meeting was called to order at 6:15 p.m.

Members Present: Bruce Smith, Patrick Pickett, Jan Stoots, Greg Keller

Members Absent: Scott Clinger

Staff Present: Marsha Hall, Administrator
Kevin Shannon, Law Director
Stephen Moore, Building Official
Teresa Veit, Building Clerk

ATTENDANCE ROLL CALL:

Bruce Smith	present
Scott Clinger	absent
Patrick Pickett	present
Jan Stoots	present
Greg Keller	present

Approval of the meeting minutes from the August 1, 2016 meeting.

Motion made by Patrick Pickett, seconded by Jan Stoots to approve the minutes of the August 1, 2016 Board of Zoning Appeals meeting.

ROLL CALL:

Patrick Pickett	yes
Jan Stoots	yes
Greg Keller	yes
Bruce Smith	yes

Minutes were approved as submitted.

Declaration of bias or conflict of interest: None



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Bruce Smith swore in the speakers.

Bruce Smith asked the Building Clerk to read the request #2016-011.

Building Clerk read the request.

CASE NUMBER: #2016-011

APPLICANT: Thurman Keen

REQUEST: A variance request by Thurman Keen Jr for a shed at 545 Cherry Street, Parcel #185-000417.

Bruce Smith asked Stephen Moore to read the staff report.

Stephen Moore read the staff report.

The applicant wants to replace an existing metal shed with a larger new wood shed. He is requesting to place the new shed in the same location as the existing shed which is 3.5 feet from the side and rear lot lines. The minimum setback requirement for detached accessory structures is six (6) feet from the side and rear property lines.

Variance required:

To section 1171.02(c) to allow from the required six (6) foot side and rear yard setback to a 3.5 side and rear yard setback for the construction of a shed.



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Staff does not object to granting this variance as proposed, however staff recommends the Board consider the following items in making its determination to grant or deny this variance;

1. The Board shall only approve a variance or modification thereof if extraordinary circumstances exist. The Board shall consider the following to determine if extraordinary circumstances exist;
 - A. Whether the property in question will yield a reasonable return or whether there can be any beneficial use without the variance;
 - B. Whether the variance is substantial;
 - C. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;
 - D. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage);
 - E. Whether the property owner purchased the property with knowledge of the zoning restriction;
 - F. Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and
 - G. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

The site plan shows the property that is owned by the applicant is actually two (2) lots. It makes it kind of hard because there is an existing lot line in the middle of the property that causes an issue. The two (2) lots have never been combined. That is one of the reasons for one of the setback requirements. The other one is the side property line.

There has been a shed there for many years. This shed is a little bit larger. He is not making it any worse of a condition than there was before. The other shed could have stayed there but it apparently was in bad shape. He wanted to put a new shed up and needed a little more room to store things.



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Bruce Smith invited Thurman Keen Jr to the podium.

Thurman Keen Jr, 545 Cherry Street, Groveport, OH 43125

Thurman Keen Jr stated that he started this project about four (4) years ago and he has been very ill. It has taken him this long to get everything together to do it and get back on his feet halfway.

Patrick Pickett stated that he understands that Mr. Keen needs more storage and he is unable to build on his land because there is an abandoned sewer line on the property and that is the hardship?

Thurman Keen Jr responded that he is glad that was brought up. He fell through a sink hole because of that thing. He tore up his left hip, his right arm, where they had just done surgery, took all his guts out of him a year ago and bruised ribs. He would appreciate if you could do something there. It was suppose to be done back in 1960.

Patrick Pickett stated that is beyond the purview of this Board.

Thurman Keen Jr responded well true.

Patrick Pickett stated that he understands what he is saying in that it causes him ultimately the need for building an increased shed and that he wants to put it in the same place as the existing shed.

Thurman Keen Jr responded that when he first put in the thing to build a garage, they told him he couldn't do it, City Council, which he doesn't believe any of you people were on it at the time. He is part owner of a body shop and they were afraid he was going to start a body shop in the middle of town.

Patrick Pickett asked so that is the hardship you are relying on of the request that you have put in front of the Board?

Thurman Keen Jr responded he doesn't have a car anymore, so you know.



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Bruce Smith asked the Board if there were any questions.

Patrick Pickett stated that there does seem to be a hardship given that the sewer line being there. He doesn't think it is going to change the nature of the neighborhood given the fact that he already has a shed there that doesn't comply with the setback. It doesn't seem that it is a substantial variance that he is requesting. Looking at the Duncan Criteria, he thinks it would be appropriate to grant the application.

Motion made by Patrick Pickett to approve variance #2016-011, seconded by Jan Stoots.

ROLL CALL:

Patrick Pickett	yes
Jan Stoots	yes
Greg Keller	yes
Bruce Smith	yes

Motion approved.

Bruce Smith asked the Building Clerk to read the request #2016-004.

Building Clerk read the request.

CASE NUMBER: #2016-004

APPLICANT: Richard Hanson

REQUEST: A request to amend the Conditional Use granted at 549 Main Street, Parcel #185-000352.



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Bruce Smith asked Stephen Moore to read the staff report.

Stephen Moore read the staff report.

The applicant requires approval for changes to the original submittal for the Conditional Use the Board of Building Appeals previously approved on May 2, 2016. The applicant has placed two (2) 12 foot by 12-foot metal temporary structures on the property to take the place of the one (1) 10 foot by 20-foot tent structure shown on the original submittal. Also, there is now seating provided for patrons on site and two (2) pop-up canopies have been added. These new structures and pop-up canopies take up a larger area of the parking lot due to the location where they are placed and reduce the parking area for customers to use. Street parking is available for customer's use. There have been two (2) site plans provided one (1) shows the two (2) new temporary structures and the other shows a proposed trailer the applicant is planning to use in the future. The pop-up canopies and customer seating are not shown on the site plans that were submitted.

Staff recommends the Board consider the following items in making its determination to grant or deny the Conditional Use;

Section 1134.03 (c) states that the Board of Zoning Appeals shall approve an application for a Conditional Use if the following conditions are met:

Decision Options: The Board shall make findings of fact and act on the application in one of the following ways:

Approval: Upon a favorable finding, the Board of Zoning Appeals shall approve a Conditional Use application;

Approval with Modification:

- A. The Board of Zoning Appeals may approve with modification an application for a Conditional Use, if the proposed use is a Conditional Use of the Zoning District and the applicable Development Standards are met, but plot plan modification is required:



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1. To be in accord with appropriate plans for the area; and
 2. To prevent undesirable effects on adjacent property and the surrounding area.
- B. Such modification may be a limitation on the extent or intensity of development, a requirement for additional screening by fence or landscaping, a change in the method or plan for lighting, control of access, or other conditions of development as may be required. Recommendations regarding the modification of plans or other appropriate actions shall be stated with the reasons for each recommendation.

Disapproval: The Board of Zoning Appeals shall only disapprove an application for a Conditional Use for any of the following reasons:

- C. The proposed use is not a Conditional Use of the Zoning District or the applicable Development Standards are not and cannot be met.
- D. The proposed development is not in accord with appropriate plans of the area.
- E. The proposed development will have undesirable effects on the surrounding area and is not in keeping with the existing land use character and physical development potential of the area.

Mr. Hanson's business has grown some since he originally started. He has added two (2) temporary structures instead of the single temporary structure. He has added some canopies and customer seating. At the first meeting, he had stated that he didn't think he would have customers sit there other than maybe a couple of people at a bench that was in front of the business. He is trying to bring business into his Mom and Dad's business on the site. Things have grown a little bit and he needed to come back in to get these changes approved by the Board.

Bruce Smith invited Richard Hanson Jr to the podium.

Richard Hanson Jr, 1309 Crestview Street, Reynoldsburg, OH 43068



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Richard Hanson Jr stated they have grown a little. The need for the little pop up is for the sun. They had a lot of older people coming up and having to leave because it was so hot. On the rainy days, it was just as bad. People don't want to stand around and make an order without having it. They try to take that down every Friday night after they break down and leave it down for the rest of the week. They try to make it look nice and neat. As for the seating, he has two (2) benches there for people that want to sit. They also have a picnic table. The picnic table again on those really bad days of hot or very rainy days, they will pop up a tent so people can eat and move on. They don't have a whole lot of people who stick around and eat. Most people buy and leave from there. It is mostly older people, probably fifty-eight (58) years old and up. He doesn't have very many young people. They are all in a hurry. They are grabbing their food and they are gone.

They don't want any more seating than they have. They don't have the room for it. Most of their business is at lunch time. They are grabbing their food and going straight back to work because they only have thirty (30) minutes. In the evening, probably around 5:00 p.m., when the traffic starts backing up, they will have people pulling in pretty quick and taking food home with them. It is very rare that they have people sit, and when they do, it is mostly older people.

As far as the structures. They are temporary. They are not permanent at all. They are only going to be there until he gets his trailer done. When his trailer is done, it will be a whole lot easier for him to go to shows. It is beating the crap out of him. Trying to load up all that stuff and take off to a show and come back and put it all back together. It has been a nightmare. But you have to do what you have to do to make a few bucks. It has definitely put money into his parents, that is a good thing. While they were open, they had people coming in. They were sending people in as you requested for them to pay. While they were in there, they were making some money. Since this all blew up if you will, his Mom hasn't been open. She can't handle it. The stress whether or not she is going to be open, whether or not somebody is going to come in there and shut her down. It has just been too stressful for her so she hasn't been open. She would like to reopen again. Unless you guys say go, she isn't going to reopen.

If this isn't a go, she will be liquidating everything in there and selling the whole property because she just can't keep the lights on anymore. The people aren't coming in on their own. This has definitely been working. She keeps very good records.



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She can show you from the year before, how she had one (1) or two (2) people come in the total month, where now she was having thirty (30), forty (40) people in a day. It made a huge difference. Ultimately, he is here for them. Quite frankly, Groveport does not support them well enough. He makes a lot more money doing catering. He makes a lot more money going out to shows. He is not doing this just to make money, he is doing this to help them as well. When his trailer is up and going, it will be easier for him to hook up and go to a show. They will be doing that and hopefully he can have another one built eventually where he can be in more than one location at a time.

One thing he wanted to address that they talked about at the meeting that he had with Marsha and the Mayor that they haven't addressed it yet. This ten (10) people rule. We need to put a lid on that some how. He can agree with having no more than ten (10) people inside of his little domain. What he can't handle is only having ten (10) people in the vicinity of the area because he can exceed that in a matter of minutes. Last Friday, at lunch time, he had over twenty-three (23) people on his property. He doesn't know if you were already starting to count but it wasn't a few minutes later he had someone out front sitting in a city truck and it looked like he was writing something down. He can't do this. It might have been a coincidence but he was thinking he can't hold ten (10) people to the whole property.

Stephen Moore responded that what he is speaking to is an Ohio Building Code issue. To keep his structures as temporary, the only way to do that is that he agrees that he will have less than ten (10) people within the structures and what the code calls the means of egress around it. That would be three (3) foot around those structures. The canopies and three (3) foot around them. That gives them the whole rest of the parking lot and the seating areas to have more than nine (9) people, that they are allowed to have basically within the structures and around the structures. He didn't get back with him yet because he wanted to talk to everybody and make sure he gave him as much room as possible. Looking at the code, three (3) foot is a minimum egress aisle, that is the area around the tent. If people are up to the tent, then that gives them a way to get away. That is the area that he would have to keep less than ten (10) people. That is the threshold in the code for his type of structures and not requiring building permits and those type of things.

Patrick Pickett asked assuming that he is able to maintain the ten (10) people within the three (3) feet around those two (2) metal structures, do those structures otherwise qualify under the building code as temporary structures?



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Stephen Moore responded no. If you have more than ten (10) people gathered there, they are still temporary structures, but then they have to comply with the building code as far as being anchored down and meet the wind loads, etc.

Patrick Pickett asked assuming that they only have nine (9) people there does that meet the definition of the temporary structures in the building code?

Stephen Moore responded yes.

Patrick Pickett responded ok.

Stephen Moore asked is that going to work for them?

Richard Hanson Jr responded that is going to push it for them. When the people go up to the right of the canopy and they pay, they all migrate over to the prep table to pick up their food. When he had those twenty-three (23) people there, they had a nice little line. If we are talking about inside of that three (3) feet, then we are safe.

Stephen Moore responded yes, that is what we are talking about.

Richard Hanson Jr responded he may have three (3) or four (4) people standing inside that three (3) feet. Everyone else was out and about on the property. If he has to tell some people if they could back up or if he has to paint a line on the ground, he will do something. He just doesn't want to have an issue where if he gets a good crowd, and it is going to happen there is no doubt about it, it is going to happen. If that happens, he doesn't want all of sudden getting a letter in the mail with a letter of violation or somebody coming up to them in front of customers, not with you, the Fire Marshalls came up and did that. That is not real professional being in front of customers and having someone do that. They lost a few people because of that.

Patrick Pickett stated that the one thing that this Board can't do and one thing that Stephen can't do is give you permission to be in violation of building codes.

Richard Hanson Jr responded he wasn't asking for permission. He can't control everybody all the time. They have to have some kind of leeway there.



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Patrick Pickett stated maybe those temporary barriers that you see at movie theaters, you can kind of cordon people off.

Richard Hanson Jr responded that he is willing to try. They have had a decent run but every time they have to close down thinking that they have to close. They are losing people. Some haven't come back. Maybe they are just biding their time for another time to come. They haven't had anything on Facebook that was bad or negative in any shape or form. They have had a lot of positive feedback, over thirty (30) reviews, and every single one of them is a five (5). They love everything about them. What they are doing, their food, everyone tells them this is what Groveport needs.

If it wasn't so expensive to turn their building into a restaurant, he would do it. They have too many things stacked against them. They don't have enough parking. Code says you have to have enough parking to accommodate how many people are going to be inside. Using it as a commissary, which is basically what he does, he can still go out and about and do things in other areas to bring in a little more income.

Bruce Smith asked you have two (2) separate structures?

Richard Hanson Jr responded yes.

Bruce Smith asked is that code for each structure or as a whole?

Stephen Moore responded as a whole. To be considered separate, he would have to have fire separation distance, which wouldn't work for him because the way he has his equipment set. He doesn't have room on the lot to push those apart to get the fire separation. The code is going to look at it as one building because they are side by side.

Bruce Smith stated that another issue is when he said he had twenty (20) some people there at one time, the Board was worried last time that the alley way was going to be obstructed. When you put twenty (20) some people in there, he thinks that the alley would be blocked.

Stephen Moore responded that the people were just standing.



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Richard Hanson Jr responded they were just standing. Not cars. He has had people pull up in their cars to place orders. He tells them no they have to park. Most of those people drive away. That's fine. They can't accommodate walking out to their car to take an order and give it to them. And he tells people all the time, they can't park there. There have been some people that have gotten out of their vehicle and blocked the whole alley way. He has told them to get back in it and move it or they are going to get a ticket. They have had the police come. They have had a couple of issues. A guy down the street, came down from his business, because he dropped the ball and didn't do the business that he was hired to do and caused a scene. Another time they had a little boy who was lost and they had to call the police.

Other than that, they haven't any issues. The ice truck did pull up and was putting ice in the ice machine. The police department pulled up and asked how long he had been there and that he better get going. He was done. He was already loaded up and the vehicle was running. It wasn't an issue. They haven't had any parking issues. A lot of people park across the street and walk across. Some people park at Service Master. Those guys are pretty good. They don't have a problem. At least, they haven't vocalized any problem. They definitely love their barbeque.

Patrick Pickett asked about the current metal structures and the future plan with the trailer. They seem to be in the same location. Describe to the Board when the trailer is ready what all it is going to be and how are you envisioning the use changing.

Richard Hanson Jr responded he doesn't see anything changing other than the fact there is going to be a trailer there instead of the temporary metal canopies.

Bruce Smith asked so those will be leaving then?

Richard Hanson Jr responded yes. They have too. There is no way he can get the trailer there also. His trailer is skinnier, it is eight (8) feet wide but it will be maximum of thirteen (13) feet tall with a roof on it. From tongue to end is twenty-eight (28) feet but actual work space is twenty-four (24) feet. His cooker will pretty much be in the same location as the cooker that is there now but it is on the trailer. The way he has it designed, the fire box is on the side of the building so he doesn't have people getting burnt.



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The same basic design that he has there now but it is on the trailer, it is laying in a clam shell that he can make steaks and burgers on the go. He may end up having to move the other cooker but not very far. He suspects they are going to take up about the same location. He doesn't see a whole lot of changes there but it would give him a definite little more cooking area. His catering is starting to grow as well. They can cook comfortably for one hundred-fifty (150) people for a party but he can cook up to one thousand (1000) people for a function, Canal Winchester, Apple Butter Day. One thousand (1000) is pushing it. They are at their threshold at that. He doesn't foresee anything else. When they get more popular, there will be more people. If it comes down to the point where they can't be here anymore than they have to move. He hopes it doesn't get that bad, but he is also hoping it gets that bad. Good problem to have, right? But ultimately everybody has been great. All the people that have come through there, they all obey, if they tell them that they are parked in the wrong place. He hasn't had anybody get belligerent or anything like that. They typically move their vehicle.

He knows there was a complaint about smoke. If they have a low density day, it is going to hold that smoke down. Most of the time it goes up in the air pretty good and goes out across the neighborhood. If those people can smell it, they will walk over and see what is going on. Maybe they get a sale or two (2). Most of their business comes right after closing at 7:00 p.m. As soon as he turns the lights off, people start to pull in and ask if they are sold out. Sometimes they turn them off at 4:00 p.m. Do whatever they can do to get them to come in. Yes, they do have a light. It doesn't flash. He doesn't plan on making it flash. He has had people tell him they pulled in because the open sign was on. They talked about that and was told he didn't have a problem with that. Other than that, it has been a pretty good ride and he is hoping to continue this ride.

Bruce Smith asked the Board if there were any questions.

Patrick Pickett asked have the hours expanded beyond the original plan for it to be Friday night and Saturday?

Richard Hanson Jr responded no, they are not doing Saturday. They moved it to Wednesday. It is only from 4:00 p.m. – 7:00 p.m. That is because people come in when they light up the fire. They start to come in and ask to buy something. He tells them it's all raw. So they give them some burgers, dogs, and brats. That's it. On Thursday and Friday is their main open days. On Saturdays, Groveport is dead. It is a ghost town. They did not make any money on Saturdays.



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The only thing he is doing on Saturday mornings right now from 10:00 a.m. – 12:00 p.m. is somebody picking up for catering. If it is a big catering job, he will probably deliver it in the afternoon.

Greg Keller stated that he can confirm that his sign backs up his testimony as far as the days and the hours.

Richard Hanson Jr responded yes. He has a little sign written up there and it is on his Facebook. Somebody put up a Google for them. It was one of his customers that does it for a living. He did it for free. Other than that he doesn't know what he did or how to fix it.

Patrick Pickett stated to summarize that the changes you made are, you had the ten (10) x twenty (20) white tent structure and you have traded that out for the two (2) metal structures. But the plan still is for those to be gone when your trailer is ready. That is change one.

The 2nd change is that you have added some pop up tents and things to keep people out of the sun and you added one (1) picnic table for seating.

Richard Hanson Jr responded yes and two (2) benches.

Patrick Pickett stated beyond the change to the metal structures, the addition of two (2) pop up tents, a picnic table, and two (2) benches is there anything else that you have changed as far as the way you are using that from when we originally approved it?

Richard Hanson Jr responded he didn't think so. They have an ice machine. As of tomorrow morning, they are moving their wood pile to another location to help out with the fire department.

Patrick Pickett stated does that sound like a pretty fair summary of it Stephen?

Stephen Moore responded he believed so. The only other question is that he added a sign to the drawing here.

Richard Hanson Jr responded it is the same sign. He just moved it out.



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Stephen Moore responded before he had the sign on the canopy and they have taken that sign and moved it out. That is the one that the county requires you to have?

Richer Hanson Jr yes. They moved it out there because people weren't seeing it. They see it a lot more out there. It is on a steel.

Stephen Moore asked it is back behind your wall?

Richard Hanson Jr responded the steel is all welded so hopefully it doesn't come apart. It is bungeed to the fence so it doesn't go anywhere.

Patrick Pickett stated he doesn't know if he has gone through the process for sign approval or not but that is not in front of them today. That is something you probably ought to coordinate with Stephen because you want to make sure you've done that right. The Board runs into those problems all the time when people haven't applied for their sign properly.

Richard Hanson asked do I need too?

Stephen Moore responded if this is the same sign that he had before, that is a board that the county required to have that says what he had, it is ok. If that is the sign he is using?

Richard Hanson Jr responded yes, it is.

Stephen Moore stated it is basically temporary related to those structures so he is fine with that.

Patrick Pickett stated that he wanted to make sure if you are not one stop shopping today, that you know you are not one stop shopping, ok?

Richard Hanson Jr responded yes, he agrees, thank you.

Jan Stoots stated that if you decide to make changes to the sign you probably should check with Stephen on that as well.



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Richard Hanson Jr responded it will be awhile because those things are expensive but it will happen. Everybody does come up to it now thinking they do just catering because the way the sign reads. The next one that he has made will say ask them about their catering, huge difference right there. People do pull in and turn right back around and leave because they think they are just cooking for a catering event. He is literally waving people in at times because he is not sure if that is what they are thinking. Sometimes when he waves them in that is exactly what they were thinking.

Bruce Smith invited Richard Hanson Sr to the podium.

Richard Hanson Sr, 549 Main Street, Groveport, OH 43125

Richard Hanson Sr stated that he had a few things to say to set the stage. He and his wife came here thirty (30) years ago and they invested in Groveport. They made a great investment by purchasing the old paint company that Mr. Davis owned at the time. With all these things that are happening it is discouraging to him that maybe he made a bad mistake investing in Groveport. He continues to hope and think that he hasn't. If you are in this position to see you invested in something you see that you are losing, that you could lose it in just a little while on a decision that you men and women are going to make today. When you travel that road and you have all these obstacles that seems to get in your way. You want to continue on, you don't want to stop. We are asking you for a very important thing in our lives to be able to continue to do what they are doing.

With the canopies, they didn't put those up to defy anyone. They put those up to beautify the area. To make it look better so it doesn't look like some place down in the slums of Columbus. They were hoping that by doing this people would be happy with it. They thought they were happy with that they were doing something good for Groveport. Now they are on this side thinking maybe no they didn't. He has a lot of money invested just in those canopies. They are not cheap. It is not something cheap that they were trying to do. It is something they wanted to do to have Groveport be able to benefit from that not just them. Thank you.

Patrick Pickett stated that personally he thinks that the canopies look a lot nicer than the white tent that they had out there. He thinks it is an improvement. The only point to really be made is that you are asking for a Conditional Use to be approved.



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If you are going to change the use or if you are going to change the way you are using it, before you make the change you probably ought to contact somebody like Stephen and ask if this is going to affect the approval of the Use that was already issued. Is this something that is going to have to come back in for if we do this. In hindsight, I'm sure that is obvious now.

Richard Hanson Sr responded it would be wonderful to do a brick and mortar in the old hardware store but it is so old it really wouldn't be cost efficient. It would cost more than he would ever see in his life time on a return. Thank you very much.

Richard Hanson Jr stated that he forgot to mention that the other one (the white one) collapsed on July 4th with the rain. It was just too much.

Bruce Smith asked the Board if there were any more questions.

Greg Keller stated maybe to put it another way as far as the Board may be concerned, the old adage is it better to ask permission or beg forgiveness. In this case, he would recommend asking for permission in the future if you have any consideration on making any changes.

Patrick Pickett stated he considers a motion to approve conditioned on compliance with the building code provisions applicable to temporary structures, but frankly, that is kind of silly because obviously you have to comply with the law. He thinks that is implicit in any motion to approve. Based on that and looking at the factors that the Board is required to look at as to whether they should approve this, he thinks approval is appropriate and for that reason Patrick Pickett made a motion for approval.

Greg Keller asked if that was an approval with modifications?

Patrick Pickett responded that is approval as submitted.

Stephen Moore asked does that include the future trailer?

Patrick Pickett responded yes that includes the future trailer. He understood that to be part of the submission that they did not want to come back to ask for that change in the future.



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Richard Hanson Jr stated he appreciates that. He wouldn't have done that otherwise, thanks Stephen.

Patrick Pickett stated yes that is included in his motion, seconded by Jan Stoots.

ROLL CALL:

Jan Stoots	yes
Greg Keller	no
Bruce Smith	yes
Patrick Pickett	yes

Motion approved.

Other Business: None

Motion to adjourn was made by Patrick Pickett, seconded by Greg Keller.

ROLL CALL:

Greg Keller	yes
Bruce Smith	yes
Patrick Pickett	yes
Jan Stoots	yes

Meeting adjourned at 6:53 p.m.

Scott Clinger, Co-Chairperson