

V. Ch. Hoop called the Board of Zoning Appeals Regular Meeting to order on February 13, 2019 at 7:00 p.m.

Roll Found: Hoop, Zeleznak, Mainzer and Budd. Also present were Alternates Boleman and Schaefer, Trustee Schulte and Zoning Inspector (ZI) Wilson. Chairman Calabro and Mr. Budd had an excused absence. Alternates Boleman and Schaefer moved into the vacant seats of Calabro and Budd.

V. Ch. Hoop asked if everyone had a chance to review the minutes from the January 9, 2019 Board of Zoning Appeals Regular Meeting and if there were any comments. There were no comments.

V. Ch. Hoop asked for a motion to approve the minutes from the Board of Zoning Appeals Regular Meeting held on January 9, 2019.

- Mr. Zeleznak moved.
- Mr. Schaefer seconded.
- There was no discussion.
- The Board was polled. All were in favor.

V. Ch. Hoop asked if everyone had a chance to review the minutes from the January 9, 2019 Board of Zoning Appeals Organizational Work Session and if there were any comments. There were no comments.

V. Ch. Hoop asked for a motion to approve the minutes from the Board of Zoning Appeals Organizational Work Session held on January 9, 2019.

- Mr. Schaefer moved.
- Mr. Hoop seconded.
- There was no discussion.
- The Board was polled. All were in favor.

V. Ch. Hoop stated that review of the Organizational procedures will be tabled until the next Regular Meeting when Ch. Calabro is present. All were in agreement.

Ms. Mainzer commented on the Site Inspection procedure and the date of inspections. It was clarified that the procedure had been changed a year or so ago to conduct all inspections on Saturdays to allow the Board of Zoning Appeals ample time to conduct a site inspection, especially when there is more than one public hearing held on the same night.

V. Ch. Hoop stated that the next public hearing will be Wednesday, February 27, 2019 at 7:00 pm to hear application for a Conditional Use Permit by Suburban Transportation (AP0232). The application packet was distributed. V. Ch. Hoop noted that the Site Inspection will take place on Saturday, February 23, 2019 at 10:00 am.

The next Regular Meeting will be Wednesday, March 13, 2019 at 7:00 pm.

V. Ch. Hoop asked for reports from the Board Members. No reports were given.

ZI Wilson gave a little history of what he knew about Suburban Transportation. He and Trustee Schulte had visited the current location of Suburban Transportation on Pearl Road in Brunswick. Mr. Wilson stated that the business is family owned by residents of Hinckley. The owners would like to bring the business into Hinckley and the proposed site would be fitting for their needs.

ZI Wilson stated that there is a purchase agreement contingent on the approval of the Conditional Use Permit request.

ZI Wilson stated that the request had been forwarded to the Zoning Commission Board for their information. The Zoning Commission found the proposal to be in line with the Zoning Resolution requirements.

ZI Wilson noted the Corporate Office Space falls under Permitted Uses. The second part of the business falls under Automotive Service Stations, based on the definition, which is a Conditionally Permitted Use. The proposal includes a maintenance area (6 – 8 service bays) to service their vans as a secondary use. ZI Wilson highlighted on the type of work that would be done on the specialty vehicles, hours and number of employees.

There was discussion as to the location of the Site Inspection, whether at the property or the actual business and ZI Wilson stated that he would encourage the BZA Board to visit the actual business. He confirmed the location on Pearl Road. ZI Wilson stated he would confirm the date of the inspection with the applicant.

Mr. Schaefer referenced the site plan and asked if there are plans to utilize the parcels located on Center Road as an ingress/egress drive. Further discussion ensued regarding the site plan and the parcels that are residential and the parcels that are zoned business (B1). ZI Wilson responded that although the Site Plan shows the far-east residential parcel in green, only the three parcels located in the B1 District are noted on the Application for Conditional Use Permit (the fourth residential parcel was lined off). ZI Wilson added that he had asked Suburban Transportation of their intent would be for those three parcels and Suburban Transportation stated they may consider putting in a drive, but that it would be down the road (at a later time). Trustee Schulte reiterated that it would be an ODOT consideration.

Mr. Zeleznak recapped on the discussion and stated that the purpose of the request to the Board of Zoning Appeals is to review and approve the maintenance garage as per the Zoning Resolution as a Conditionally Permit Use. Trustee Schulte responded yes, and, that before Suburban Transportation makes the purchase of the property, they want to know if they can build their proposed business at that location with the maintenance garage.

Trustee Schulte commented that Chairman Kalina from the Zoning Commission will be forwarding a letter from the Zoning Commission with their comments.

Mr. Schaefer asked if the one parcel was land locked and Trustee Schulte stated that Suburban Transportation is buying the parcels in green and the intent is to keep as much of the woods as possible to help as part of the screening/barrier. The particular parcel that Mr. Schaefer was referencing is owned by Tim Noonan. Further discussion ensued.

There were no additional comments from the Board members or the floor.

V. Ch. Hoop stated that he would entertain a motion to adjourn the January 9, 2019 Regular Meeting at 7:40 am.

- Ms. Mainzer moved.
- Ms. Boleman seconded.
- No further discussion
- The Board was polled. All were in favor.

The Board of Zoning Appeals Regular Meeting adjourned at 7:25 p.m.

Suzanne Peterlin, Recording Secretary (minutes taken from recording)

Minutes Approved: \_\_\_\_\_, 2019

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Jeff Hoop, Vice-Chairman

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Dave Zeleznak, Member

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Julie Mainzer, Member

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Donna Boleman, Alternate

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Bill Schaefer, Alternate