

Zoning Board of Appeals February 7, 2023

Present: Dwight James, Dewey Hauman, Bruce Kerrick, Rich Meyer and Steven Vaughan

Also Present: Tom Fulkrod, Code Enforcement Officer, David and Audrey -----, John Peck, Kathy Ferron, -----, Alan Tomion, Glenn Quachenbush, Dick Harper, Sharon Reagan, -----, Amos H. Stauffer, and Crystal Tomion, Substitute Recording Secretary.

Dwight James opens the meeting at 7:00pm., followed by instructions.

Motion made by Rich Meyer to accept the minutes from the January 3, 202 meeting. Seconded by Dewey Hauman. Motion carried.

Appeal176SUP-22- Amos Stauffer

Dewey Hauman asked about the number of items that will be out front for sale. Tom Fulkrod reported that the planning board recommended 5 or under. Dewey Hauman also voiced concerns that the sight plan is not adequate. Dwight James voices concern that this could be a legal issue in the future if the -----is not more accurate. Two neighbors were present. One neighbor voiced concerns about the building and parking lot lighting. Dwight James asked Mr. Stauffer to consider lighting that has only shines straight down and would not shine toward or on the neighbor's property. The other neighbor to the south states that he is happen with the recommendation that the planning board ----- . Privacy hedge, water protection and no light pollution.

Rich Meyer made a motion to table Appeal 1765SUP-22 until there is an adequate site plan with ----- ----complete. The motion was seconded by Dewey Hauman.

Polling of the board:

Dwight James- yes

Bruce Kerrick- no

Rich Meyer- yes

Dewey Hauman- yes

Steve Vaughan- no

Appeal 8AV-23 Mr. John Peck

Dwight James asks for clarification of property lines.

Tom Fulkod clarified that an area variance is needed because the garage is attached to the house. Application variance completed by the board.

Dewey Hauman made a motion to accept appeal 8AV-23 as presented. Steve Vaughan seconded the motion.

Polling the board:

Dwight James- yes

Bruce Kerrick- yes

Rich Meyer- yes

Dewey Hauman- yes

Steve Vaughan- yes

Appeal 13SUP-23 Jeremy Weaver

Rich Meyer asked if there was enough room to turn trucks around in the driveway without backing on to the road. Mr. Weaver assures the board there is. Dwight James asked if there is going to be any retail sales? Mr. Weaver says people will be able to come in and buy lumber in addition to milling lumber. Dewey Hauman asked if retail sales should be added to the application? -----

No neighbors have voiced any concerns. No neighbors are present tonight.

Rich Meyer made a motion for Dwight James to be the lead agent to complete the secure. That motion was seconded by Dewey Hauman. Motion carried. Rich Meyer made a motion that the board choose the second box on the secure form. Motion seconded by Steve Vaughan. Motion carried.

Steve Vaughan made a motion to accept the application as presented. Rich Meyer seconded the motion.

Polling of the board:

Dwight James- yes

Bruce Kerrick- yes

Rich Meyer-Yes

Dewey Hauman- yes

Steve Vaughan- yes

Application 181SUP-22- Kathy Ferron

Richie Meyer asked, "How far off the road is the building? ----- Mrs. Ferron spoke up to say, "I put the cart before the horse and have already installed both of these items and have since made it right with Tom Fulkrod." Mrs. Ferron also informed the board that she doubled the parking per the boards request.

Two neighbors are present and have no concerns.

Rich Meyer made a motion to make Dwight James lead agent to complete the secure. Steve Vaughan seconded the motion. Motion passed. Steve Vaughan made a motion to check the second box on the secure form. The motion was seconded by Dewey Hauman. Motion carried.

Richie Meyer made a motion to accept application 181SUP-22 as written with the stipulation that Mr. Ferron comes back each year for a renewal until otherwise decided.

Polling of the board:

Dwight James- yes

Bruce Kerrick- yes

Rich Meyer- yes

Dewey Hauman-yes

Steve Vaughan- yes

Other business:

David Cornwall and his wife that reside at 1526 Route 14A spoke to the board about concerns that a neighbor is working late making noise. Mr. Cornwall is also concerned about lowboy trucks making deliveries and having things picked up late. After some discussion Tom Fulkrod agreed to help facilitate a conversation to help the neighbors work out there concerns.

Tom made the Zoning board aware that the solar company would be at the planning board meeting this month and that they are all welcome and encouraged to come.

Rich Meyer made a motion to adjourn the meeting at 8:00pm. Steven Vaughan seconded to motion. Motion passed.

Respectfully submitted,

Crystal Tomion

Substitute Recording Secretary