

RAVENNA TOWNSHIP BOARD OF ZONING APPEALS

*JEFF GAYNOR, CHAIRMAN, REMY ARNESS
GARY LONG, JO ANN McEWEN AND CLAIRE MOORE*

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The Ravenna Township Board of Zoning Appeals met March 9, 2016 at 7:00p.m. at the Ravenna Township Trustee Meeting Room at 6115 S. Spring St., Ravenna, Ohio 44266.

Chairman, Jeff Gaynor brought the meeting to order at 7:00 p.m.

Roll call was made with board members present: Jeff Gaynor, Remy Arness, JoAnn McEwen, Gary Long, and Claire Moore, Jim DiPaola, Zoning Inspector, and Carolyn Chambers, Zoning Secretary.

Jeff: Telling audience to be sure if they want to say anything they need to be up front by the microphone. Comments in the back of the room will not be recorded.

Jeff: Do we have any old business? None

Jeff: Under New Business, we have three request, first is Variance Request 2016 BZA 01, for Patrick and Kimberly Holland requesting a variance to build a single family home in a General Commercial Zoning district. Are Mr. & Mrs. Holland here? Do both of you want to come up or just one of you? Swears in Kimberly Holland, 420 Walnut St. Ravenna, Ohio. The nature of your request this evening is that you wish to build a house in a district that is zoned General Commercial.

Kimberly: Yes

Jeff: Have you been apprised of the meaning of General Commercial

Kimberly: Yes

Jeff: This highlighted property (points to the map) is the property in question, is that correct?

Kimberly: Yes

Jeff: This would be East, what is immediately East of the property?

Kimberly: Also, our property. It's vacant at the moment and right next to that would be PMHA and over here is the drive-in.

Jeff: Why is it important to you to build in a Commercial district, a residence?

Kimberly: At the time we didn't know it was a commercial district and my husband and I went to Texas, he was in the military and we didn't know that it got switched and we decided that when we got back we put everything that we owned on his family land.

Jeff: When was this switched? Any of the Board members know. Swears in Jim DiPaola, Zoning Inspector.

Jim: It's been that way for a while. I would say at least ten years.

Jeff: One of the things that Zoning does is look for the future and protect the future. We've had many people come to us and say I can build my garage on the property line or whatever, because my Uncle lives next door. Well, your Uncle is not always going to live next door. Again that is one of the things we do is look for the future. This is going to be Commercial district. It's probably only going to be Commercial one of these days. I know there are some residences in the general vicinity, but those have all been there quite a long time. Our books specifically says purpose of the General Commercial Zoning District is to accommodate many purpose retail and business development. Permitted uses are such things as agricultural, parks and recreational facilities, community facilities, commercial properties and so on. Private residence is not listed under conditional uses or anywhere in the pages on Commercial, General Commercial.

Kimberly: That is why we are asking for a variance. We have black walnuts growing in the back of this property here that we will be taking care of as well. We have poplar trees on this line that we are taking care of and growing. We basically have a bunch of different trees that we've been raising and stuff like that. Living here to take care of this is our general idea for now. The black walnuts aren't even going to be ready for another fifteen (15) or twenty (20) years. So we have no intentions of selling either parcel.

Gary: This property is yours also? (points to map)

Kimberly: Yes

Jeff: That's another 100 foot or so

Kimberly: Yes

Jeff: Actually it says 194

Gary: Am I correct in saying the property that you have highlighted is yours?

Kimberly: Yes, this is ours, both of them is ours. (points to the map).

Remy: You did the split specifically to build a house?

Kimberly: Specifically to build a house. It was a totally of 59 acres and we found out after we did the split that it was General Commercial.

Jeff: Any comments from the other Board members?

Remy: Are there any other residential in that General Commercial district? Any newer when it became General Commercial that you're aware of like the last ten years?

Jim: When we look at that area we don't see that area as a developing Commercial for a long time because there is no sewer or water down there. Everything is to the rear of their property and it would be considerable cost to run sewer and water down 59. We have been trying for grants for years to do that and we just don't have the requirements.

Kimberly: If you had the big map I could show you where the water and sewer is.

Jim: As far as the Zoning office goes and the Trustees we are not opposed to a single family residence being there, because there are other ones there.

Claire: It would make the property look so much nicer someone living there will be able to take care of it and make it look a lot more decent than it does now.

JoAnn: When do you purpose to build?

Kimberly: We are actually looking to build by the end of summer. At least have it up and going. The sooner the better.

Gary: Jim, is there any wetlands conditions on this property that we are talking about and the ones that they already own where the walnut trees are. Any wetland restrictions in that area?

Jim: (Looking at map) Wetlands are here and they are over here.

Kimberly: We actually own a portion of the majority of that wetland. Behind PMHA and the Storage building. We own a section of that wetland.

Remy: Other than the house, any other structures going to be on this property?

Kimberly: Not for the time being. We plan on cleaning the property up and taking our time with that.

Jeff: We have a little bit of a problem in that we don't have a map showing where the house is going to be located.

Kimberly: Actually...

Jim: The drawings and stuff that they showed us showed all the requirement. The minimum requirement is an acre and half of land and they have more than that.

Gary: Septic system and well discussed?

Jim: That is something they have to address with the health department.

Kimberly: We are actually talking with the health department, we've got all our specks, we are talking to septic installer that is going to be drawing up a design that she believes would be good for our property.

Jim: All that information would be with the application for the actual house.

Jeff: Any more comments from the Board? Any comments from anybody in the audience? Are we ready for a motion?

Remy: In consideration in building this house, what are we going to consider it as Residential High, medium, low?

Jim: It doesn't get a designation.

Gary: That's why she's asking the variance.

Remy: I'm just looking for when they do decide to build on the five acres, there is a size specifically like 1200 if you are less than 3 acres, 1200 sq. ft. for you building.

Jeff: What rules would we follow for the structure, etc?

Jim: The most restricted Residencies Low Density.

Remy: I move we approve accept this variance request 2016 BZA 01 for the building a structure, a house on General Commercial.

Gary: I second it

R/C: Claire Moore – yes, Gary Long – yes, JoAnn McEwen – yes, Remy Arness – yes, and Jeff Gaynor – yes. Motion passed.

Jeff: Your request to build a house in this General Commercial district has been approved. There is an appeal period during which folks that have an interest in this, for whatever manner, can appeal this decision and any actions you take within that appeal period are at your own risk. You can stay or go whatever you wish.

Jeff: Our Zoning Inspector has asked to come forward and make a comment pertaining to tonight's meeting. We are going to request that we do that at this time.

Jim: Passes out letters. Late this afternoon, approximately an hour ago I was informed by the Portage County Water Resources that the application for 2904 St. Rt. 59. Cost U Less, their application has been suspended pending a review of documentation that they were submitted to them. So right now this is an incomplete application and my office would recommend tabling this until we have a complete application on that. The Water Resources is meeting tomorrow to review this. That's my comment.

Jeff: Any questions, comments from the Board on this?

Gary: Before we close this out for this evening that tells me we are going to meet again. Is there any outstanding legalities against this property as far as borders, wetlands, curbs and all that?

Jim: The original law suit the decision was made and the neighboring applicant is appealing. But I think you have the results of the law suit in your packet and that is where it is now. The decision was made and there is going to be an appeal to it. As of right now it is an incomplete application.

Jeff: A decision was made on the thing that held us up in the past. Any other comments from the Board? We'll entertain a motion of tabling BZA 02.

Ted: How long you going to table it?

Jeff: Until the decision comes in

Ted: From who?

Jeff: Portage County Water Resources

Ted: They gave me a permit for it and it's already in.

Jim: They suspended that permit as of this afternoon.

Ted: They suspended it?

Jim: Correct that was the latest made by the Director of the Water Resources Dept.

Ted: Well, the sewer is already in.

Jim: I'm just going by what they tell me Ted.

Ted: They just told you this today?

Jim: About an hour ago yes. About five minutes of six I was told that.

Ted: They're not even open at six

Jim: No, I was at a meeting with Jeff Lonzrick.

Ted: Who is the one that made this decision?

Jim: Jeff Lonzrick, he's the director of Water Resources

Ted: Then why did you let me put it in?

Jim: I'm just going by what they told me

Ted: So this is going to be tabled again.

Jim: That's up to the Board on that.

Ted: How many times do I have to come in here?

Claire: We can't make any decision unless we have all the information complete

Ted: I feel I am being discriminated against. Had a stern discussion with the Board on how he feels.

Jim ask him to leave.

Jeff: We had a motion on the floor to table this. I move we table the discussion on BZA 02.

Claire: Second it R/C: Remy Arness – yes, JoAnn McEwen – yes, Gary Long – yes, Jeff Gaynor – yes, and Claire Moore – yes.

Jim: As soon as I hear back from Jeff, I'll let you know.

Jeff: The folks that just came in need to sign in.

Jeff: I have told him in the past we are not going to vote on a property that has a law suit against it and he has come here twice despite that law suit before that suit is settled and we should use the information that our Zoning Inspector has brought to us.

Gary: I don't remember, so I want to ask a question Jim, as long as I have been on the Board, I don't remember okaying for him to build that front building

Jim: That ok was not given in the court decision

Gary: The other question that I have, if he has water and sewer is he saying septic system, because there's not sewers out there is there?

Jim: There is sewer of the rear of the property.

Gary: Ok and that's where he tapped in?

Jim: He's trying to get a permit to tap in

Jeff: The third item on the agenda this evening is a variance request 2016 BZA 03 for Jennifer Grlicky at 4055 Timber Run Ravenna to allow chickens on a property in a platted subdivision on less than one acre of land. You will be representing her? Swears in David Verba, 4055 Timber Run, Ravenna, Ohio

Jeff: You live at the same address as the applicant. Are we ok with this?

Remy: Do you have anything in writing or.....

Davis: I could text her, if you look at the document, I think there should be

Jeff: It isn't a question of us doubting his identification is it that the book says and we kind of try to go by the book that the applicant needs to be her.

David calls Jennifer on the phone and she gives permission for him to represent her in this matter.

Jeff: What is the nature of your request?

David: We live in a subdivision in Ravenna Township and we have chickens in our backyard.

Jeff: How many?

David: We have twelve (12) chickens

Jeff: Does that vary from time to time?

David: Yes, this is the max, we have a nice little coop and a run for them, Jim has been out there a few times to check them out. They look good, they are pets and we are not raising them for livestock or any other purpose. Many of them are long past their usable age as a laying hen or anything like that. They are named pets that live in our backyard, just like a dog or anybody that has any outdoor animals. We are not practicing any husbandry or anything like that

Jeff: Are these chickens caged?

David: Yep, now we do let them outside when we go to work we don't let them out, but when we are home we let them out.

JoAnn: So they are in a fenced in area?

David: Yes, when we are not home. When we are home we let them outside.

Gary: How long have you had these chickens?

David: Five years

Remy: How many years have you lived there?

David: Thirteen

Claire: Have you had any complaints?

David: We have had one in the past. We had a rooster when we were new to the chicken rearing thing and we had a rooster that was extremely annoying and we did have a complaint. We were planning on getting rid of the rooster anyway so we did get rid of the rooster, because those things really crow a lot. We thought it was going to be quiet one.

Gary: Jim, was this allowed prior to the new revised code that was written for the Township in 2009?

Jim: The code prior is the same as it is now.

Gary: Is the same?

Jim: Correct

Gary: So my question is did you apply for a variance permit prior to that?

David: No, and the reason for that is ROC code I believe it is, states that we are not allowed to practice animal husbandry. So, that would be like raising them for meat

purposed or eating purposes or breeding purposed or thing of that nature. In this instances, these are pets and like I said they are old and past their usable age, even if we wanted them to be of any use they wouldn't be of any use. In this regard they are just like keeping a dog, but they are much better taken care of than most dogs.

Claire: Did you just find out that you needed a permit?

David: Yea, since we received the letter apparently that's what brings this up. I guess it was a realtor...

Jim: No, there was a complaint from somebody in the neighborhood.

David: So that's what brings us here.

Claire: When they start dying off, do you plan on replacing them?

David: We would like to, they are a fun animals.

Remy: What is the max on chickens you would have?

David: Twelve, definitely twelve I find that to be a nice round number.

Jeff: Any other comments from the Board? Any comments from folks in the audience? Would you step back, you remain sworn in, but we are going to dismiss some of the other folks come up. Swears in Roger Stiller, 5393 Juniper Ct. Ravenna Township. (points to his property on the map)

Jeff: What is the comment you would like to make?

Roger: I am not opposed to chicken raising in its proper place. Timber Run subdivision has a declaration of restricted and protected government in existence page number 817 as the following and it includes under Section C – 7, no animals or fowl except dogs or cats of which there shall be no more than two dogs and two cats may be kept on any premises in the subdivision. So strictly as a matter of rule I don't think that you can grant a variance, because this would supersede any zoning ordinances.

Jeff: What is the legal bases for that?

Roger: I haven't consulted an attorney so I can't speak on that

Jeff: This paper was drawn up by the people that built the subdivision?

Roger: Yes, sir and it is recorded properly on all of our deeds. Anyone who didn't receive it, it is up to their realtor to provide it. I know the people who bought properties when Timber Run Homes owned it received it and I know of at least one person who bought a lot from WS Homes, who apparently is the last known owner of the empty lots did receive a copy of this. So it seems to me it is up to the real estate agent to provide it and it is up to the landowner to abide by it. It's like one of those laws that ignorance of the law is no excuse for violation.

Jeff: I don't think a real estate agent can enact or pass or inforce laws.

Roger: This is self-enforced. It doesn't need anybody.

Jeff: So it's a deed restriction in essence? Anything else you care to add at this point?

Roger: A request for a variance is inappropriate since this is a governing document.

Jeff: Anyone else? Swears in David Helscel 4021 Timber Run. The nature of your comments this evening?

David: In support of the chickens. First off to address my neighbors concern about the deed writing. I did absolutely read my deed before my property from Wendell Homes, Wendell Sommers, the WS homes that was not part of our deed agreement. I don't know what the previous allotment builder put in his spot, but he sold the back half of it to Wendell Sommers and that was something that we've really adamantly would have opposed as a community as a homeowners association.

Jeff: You would have opposed.....

David: We've talked as a community in past of implementing homeowners association to maintain some of our public areas and we have as a community decided not to have the homeowners association and individually spend time go cut grass in some of the public areas and maintain flower beds and stuff like that. The chickens are certainly not any hindrance at all, as a matter of fact I would like to say that since they have been around we've had a lot less nuisance insects. I have not had a single tick on my dogs since we've had the chickens around. I've noticed the decrease in the number of mosquitos in the areas since they've been around. They are certainly a lot less intrusive than a cat which tends to be territorial and wants to fight with my indoor cats or dogs that bark all the time.

Jeff: Any other questions from the Board?

Remy: How long have you lived there?

David: 8 years, 9 years

Jeff: You don't have any problems with odors from the chicken coops or anything like that.

David: No, I don't.

Jeff: Well, that is a thing that can happen

David: No, they are wonderful little neighbors.

Jeff: How would you feel if everyone along your street had chickens?

David: I would be in favor of it. Again, Portage County does not spray to kill mosquitos and the fact that they are decreasing the numbers that I see in my back yard I really wish everybody had chickens in their backyard.

Jeff: Bats, bats are even better. There are no rooster's bats

David: Actually I did put up a bat house and they did not find hospitable in an attempt to come up with another natural defense.

Jeff: Any other questions? Would you step back please and allow someone else to speak? Swears in Roger Black, 5389 Juniper Ct. My property butts right up against these chickens.

Jeff: You are behind it?

Roger: I'm over here (points to the map) but I own that. I'm against the chickens, I didn't file the complaint, but I'm glad somebody did. Five years ago, the rooster was driving me nut and I walked down and we had a little physical discussion and I said what is going on, what are you doing? They said we are having chickens, we want the eggs. I said what is this? I build my dream home back here and I got to put up with chickens? They've got a chicken coop and you know the best thing about the summer is when the leaves are on the trees, I can't see them and I can't hear them as much, but they do let them out and they are on my property a lot they come back here to this (points to map again) and they are on there and I wish you'd ask me. I didn't know what I could do, but I did call Coia, he went out and he went over and he negotiated, talked, came back and said what if we just get rid of the rooster? I'm thinking what the heck you know am I the only one complaining about chickens in my subdivision? I could see if you want to raise chickens, why don't you get a big place out somewhere you can raise chickens. I don't know, I just don't like them, I don't know what I can do about it, but I'm glad somebody filed a complaint about it.

Jeff: Ok, thank you. Anyone else? Swears in Mary Jean Bennet, 4057 Timber Run (points to the map) the nature of your comments please.

Mary Jean: I'm not opposed to the chickens, my concern is having them enclosed, because our kids are still young enough to play in the back yard and just his year we have had them in our yard a couple of different times so I just don't want them in there and that is my only concern is having them stay down there. We are three houses down and I just want them... I'm not opposed to them, I just want them to stay out of my yard. They still play out there and I don't want them to have to worry about... I know how chickens are so that is only my concern.

Jeff: Ok thank you. Our book, once again, states on lots less than one acre dairying and animal husbandry poultry are not permitted. It doesn't say poultry husbandry specifically, it says animal husbandry and poultry not permitted. Part of the reason for that is to maintain the flavor of the neighborhood. Lots of folks have cats and dogs and so forth and they can be a problem, but there are laws about that sort of thing also. Your considerable under one acre here in the neighborhood of about 1/3 of an acre. The applicant has mentioned that his property is .3 acres. That's what shows on the map anyway. Other comments from the board?

JoAnn: When I first ask are they fenced in when he let them loose, I thought they were staying in their yard, but when you see they are going into other people's yard then it makes you question what kind of control you have over them.

David: We've let them out and gone about our business and they have gone out and we go down and get them. It's not like we watch it happen, the neighbors on the other side don't mind if they do, so there again we can keep them in the yard it is not that difficult and honestly Roger, I didn't know that you didn't want them on your property, the last time we had spoken you had mentioned that you don't care if the chickens are on your property. That's ok, I don't mind keeping them off your property.

Roger Black: You note that the back half of our properties is wetlands, so you can't build on it. (Everyone talking)

Jeff: Recall my statement at the opening of the meeting whatever you folks are saying back there is not on the record it's a little disruptive to the folks up here and so if you do have something to say please come forward and say it. Thank you

Gary: I'm a little concerned for you property owners. In that we all age and that means we sell property and this ward is interested in your property value and if you would happen to move away or pass on and your home is for sale and this condition is in this areas, you know someone might say, no, I don't want to live there. We have to be concerned about that. That's why it's zoned the way it's zoned. So we, as a Board, will keep that in mind with our decision.

Jeff: Important points, some body moving in behind or whatever, looks at this as a closely knit residential development, I would imagine and I'm just not sure that seeing a chicken coop is going to help that image. Mr. Long mentioned property values, who knows, if it hurts property values, helps property again one of the reasons for the Zoning is an eye towards the future and allowing chickens on one lot means we pretty much have to allow then on the next lot and the next lot and we start to look like a little farm community or something, not that there is anything wrong with farms, but you see my point there is such a thing as precedence in this line of work. Any other comments from the Board? Comments from the audience? Is the Board ready for a decision?

Gary: I'd like to take a five minutes recess please.

Jeff: Ok, if your folks would excuse us, we will be back. Calls the meeting back to order. There is a number factors involved here. The fact that you've had the chicken five

years or so with few or no complaints and the rooster sounds like the major part of it. The complaint now and a very valid one with the chickens being on someone else property. If you maintain these, you have to look at it as a privilege not a right, because the zoning does state that this is flat out not allowed. If we can guarantee via coop run whatever, that the chickens are not leaving your property, that you are not adding to the flock and not getting any roosters, we are going to make a motion to allow this variance request based on those ideas that A. that you have a coop and a run for the chickens so they do not run free, they don't make noise that upsets the neighbors and they are not replace. We don't want this to be a forever thing, that again brings us into the question of the neighbors wanting to raise chickens also and this is not that sort of area where that appears where that sort of thing would be conducive to property values and so forth. So that basically my motion. We need a coop and a run, we need the chickens to be quiet while cared for and of course clean we don't want any odor complaints from the neighbors and I would request that the neighbors bring anything to our attention that doesn't seem to be following these time lines then. Can we hear a second on that long and rambling motion?

Remy: Could we also request like the copy of the deed?

Gary: We did not ask for a copy of that.

Remy: He has his only because we need to know the area of that restriction in that area.

Jim: While you guys were in recess, one of the things I brought to them because I was on the Board of Zoning Appeals when some of this subdivision was laid out. What we had with the two developers that were in on this was a lot of inconsistent information so I as a former Board member am not surprised that one person has one person has something that the other person doesn't. I don't think it was the fault of the property owners, I think it was the fault of the seller not conveying everything to the property owners.

Gary: Jeff, in your motion we need to be emphatic as the animals pass on that they will not be replaced.

Jeff: Yes, part of the motion is that we don't want this to be a long, long term continuing thing and as the animals.....

Remy: They have had the chickens for a long time.

Jeff: it is kind of reluctant on a couple of us that we are going to allow this I guess, I shouldn't say that, we haven't voted on the motion yet. So anyhow, do I need to restate the motion in a more concise manner?

Carolyn: That would be nice.

Jeff: I was afraid of that.

Roger Black: It's a little gray area, but I think we have allowed it for so long I think what you are doing is fine, but I would like to not exactly what you are saying is that when the last chicken dies, the coop goes too?

Jeff: That is the gist of our opinion here

Gary: That's what we understood.

Roger Black: If that's what you are saying, I've tolerated it and it's good to see that I did have other support and they have support too, so they seem to have people that are ok with their chickens, but if you're going to go through this are you going to formally put that statement so that if I see these chickens finally, you know dying out, I don't know how I would know that.

Jeff: That will be part of the motion, part of the approval or disapproval in those words, yes, it will be. I'm going to start over and try to make it more sensible this time. Thank you.

Jim: It will be up to the poor Zoning Inspector to take care of that.

Gary: We talked about that Jim, the Zoning Inspector, Ravenna Township is quite a large territory for one man to have to police it and we will depend upon and you should depend upon your neighbors and everyone that is in that community to police it and notify us if something goes amiss.

Jeff: Yes

Roger Stiller: I would also like your motion to include the fact that no future chicken yards will be approved in the subdivision.

Remy: They are all individual, all these cases are case by case. It doesn't set a precedent. There is no legal precedent set here it is all case by case.

Gary: What you are asking is already printed in the Zoning rules and regulations. This particular case is more or less getting a little Grandfathered, because there wasn't any variance permits issued in the beginning.

Roger Stiller: I don't object to what you are purposing to do, what I feel you probably decided to do, except I don't want to have to go through this again. One of the reasons I moved into this subdivision was because of its unitary nature that it was planned and the lots are not large, mine and Mr. Blacks happen to be the largest in the subdivision because they back up to the wetlands and the way the thing is laid out, but most of them is a quarter of an acre to one third of an acre roughly and so we view it as a kind of place that we would like to build out home, which we did fourteen years ago. I was the sixth house and Roger was the fifth. I don't want to have to fight this battle on a regular basis for this or any other reason so I guess I'm going to find an attorney that would render an opinion with regard to the legality with the restrictions and try to get him register an opinion on whether they are governing or not, just so if this ever comes up again we would have to go back around on this.

Jeff: Ok,

Remy: The best thing you can do is when you see a situation and you know these restrictions are in place except waiting five years after the rooster, after the complaint.

Roger Stiller: Yes, I understand that and I appreciate that and we were kind a part of that. Ok, as long as they don't think I'm annoying, fine and dandy, but for me it is a larger issue because there are other restrictions and the fact that this was not made available about property is unfortunate.

Remy: We don't know anything about that part of the situation, but we are also thinking of the chickens as well, they've lived there for five years.

Gary: One other thing to keep in mind that if this variance, if we so elect to grant it, pertains to just this case.

Jeff: Anyone else?

Chair will make a motion allow the variance with the following stipulation, that the chickens be kept inside i.e. fenced cooped we would like to see a run for the chickens that there are no added chickens in the future i.e. when these are gone, they are gone that's about the only way we can see allowing this in this area without it becoming a long term problem. Chickens need to be kept off the neighbor's property keeping inside would do they need to be kept clean neat etc., because chickens can get to be an odor problem at

times and don't want anybody living down wind of this coming back to us complaining about this. When they are gone take the coop out too.

Gary: I second it R/C: Gary Long – yes, Claire Moore – yes, JoAnn McEwen – yes, Jeff Gaynor – yes, and Remy Arness – yes. Motion passed

Jeff: You have been approved for your variance to keep the chickens. Please, keep in mind the things that I mentioned, we don't want neighbors coming back to us and saying the chickens are on their property and creating a problem, you will lose the right to keep them. Basically the public part of the meeting is completed. We have to journalize the decisions we have made tonight.

Gary: I move that we journalize the variance request for 2016 BZA 01.

Claire: I second it. R/C: Jeff Gaynor – yes, Remy Arness – yes, JoAnn McEwen – yes, Gary Long – yes, and Claire Moore – yes.

Jeff: We need to journalize the motion we made to table 2016 BZA 02

Claire: I second that: Remy Arness – yes, JoAnn McEwen – yes, Gary Long – yes, Claire Moore – yes, and Jeff Gaynor – yes.

Jeff: Chair will entertain motion that we journalize 2016 BZA 03

Remy: I second it R/C: JoAnn McEwen – yes, Claire Moore – yes, Gary Long – yes, Remy Arness – yes and Jeff Gaynor – yes.

Jeff: We need to approve the minutes from the November 4, 2015 meeting, do I hear a motion?

Jo Ann: I make that motion that they be approved.

Gary: I will second it R/C: Remy Arness – yes, Jeff Gaynor – yes, Claire Moore – yes, Gary Long – yes and JoAnn McEwen – yes, minutes approve.

Jeff: Chair will entertain a motion that this meeting be adjourned.

Gary: I second that

Meeting adjourned at 8:10 p.m.

Respectfully submitted by

Carolyn Chambers
Zoning Secretary

CC: Trustees (3)
BZA (5)
Zoning Inspector
File