

BOARD OF ADJUSTMENT
May 7, 2014
7:00 P.M.

The meeting was called to order by Chairperson, Dennis Parker and on roll call the following members were present:

Marty Miller
Dennis Parker
Aaron Rasko
Jim Sullivan
Reed Thacker

Also present: Tyler Till, Ryan Cambron and Rich Parker.

The minutes of the March 5, 2014 meeting were approved on a motion by Sullivan and seconded by Miller. On voice vote: All ayes. Motion approved.

Consider request from Warren County Oil to construct a propane fill building at 701 North 6th Street, which is in an M-2 zoning classification. The applicant requests a 7' side yard variance, leaving a 13' side yard. Chapter 165 requires a 20' side yard setback.

Ryan Cambron attended representing Warren County Oil. Parker asked about the size of the building. Cambron stated the proposed building would be the same size as the existing building now, on the same footprint. Board discussed the setbacks when the original building was constructed.

Thacker stated he would abstain from the vote.

Motion was made by Miller and seconded by Sullivan to approve the request from Warren County Oil to construct a propane fill building at 701 North 6th Street, which is in an M-2 zoning classification. The applicant requests a 7' side yard variance, leaving a 13' side yard. Chapter 165 requires a 20' side yard setback. Question was called for and on voice vote Ayes: Miller, Parker, Rasko and Sullivan. Nays: none. Abstain: Thacker Motion approved.

Consider request from Tyler Till for a special exception use for a bed and breakfast at 1301 South K Street, which is in an R-1 zoning classification. Board of Adjustment must approve a bed and breakfast establishment within an R-1 zoning classification, per city ordinance.

Tyler Till spoke on behalf of the request stating the B&B will be in the renovated barn on the property. There will be a cabin type unit and will hold only one family of seven guests at a time. Board discussed the length of time someone can stay at one time. Tyler stated he thought state law has a 30 day maximum.

Motion was made by Miller and seconded by Rasko to approve the request from Tyler Till for a special exception use for a bed and breakfast at 1301 South K Street, which is in an R-1 zoning classification. Question was called for and on voice vote Ayes: Miller, Parker, Rasko, Sullivan and Thacker. Nays: none. Motion approved.

Meeting adjourned.

Dennis Parker, Chairman

Rich Parker