

MINUTES
WALTON BOARD OF ZONING APPEALS
WEDNESDAY, November 17, 2010

President Patti Raderstorf called the meeting to order at 7:05 PM in the Walton Town Hall.

ROLL CALL:

Members present: Patti Raderstorf, Ralph Sinn, Mike Sailors, Aaron Deeter, and Mac Martin.

Staff present: Arin Shaver and Mrs. Raderstorf welcomed Chris Gaumer, Assistant Planner & County Zoning Administrator.

Public in attendance: See sign in sheet.

ACTION ON MINUTES:

Minutes of September 22, 2010 were approved as presented.

Staff informed the Board that proof of notification had been met.

All wishing to speak were sworn in.

PUBLIC HEARING:

WZA Case #10-04: A petition of Justin Sell requesting a special exception to allow a commercial garage within the AG, Agricultural District. The property is located at 6491 E. CR 650 S. and is zoned AG, Agricultural.

Arin Shaver explained the site location and the following items:

- Proposal is for a commercial garage, current use is a repair service for small items (special exception 2008).
- All vehicles repaired will be within the garage.
- No sale of gasoline or oil.
- One employee that may grow to 2 employees.
- Hours of operations: 8AM – 6PM, Monday – Saturday.
- Access off 650 South, 2-way traffic.
- 7 parking spaces are required, if 20 or more spaces, additional standards must be met.
- The 5% landscaping requirements are not currently being met.
- No additional lighting will be installed.
- Buffer classification required is V and is not being met currently.
- Proposed signage is 2.5' X 5', which exceeds square footage allowed.
- The Special Exception in 2008 allowed a 20 sq. ft. sign.

Justin Sell stated that he wishes to repair diesel and semi trucks, cars and any vehicles he can.

Mac Martin suggested that the fire department and insurance company inspect the property, petitioner agreed.

The board questioned the noise and Mr. Sell stated that the work will be inside and he will keep it down to a minimum.

Mr. Sell explained that there will be 1 vinyl sign, 2.5' X 5', above the walk-in door, facing the highway and will be lighted.

Mr. Sell stated the only painting will be from an aerosol can, for parts.

Mrs. Raderstorf asked for comments from the public, there were none.

Mrs. Raderstorf read a letter from Ann Leach, in opposition.

Mr. Martin questioned whether vehicles will be waiting outside to be repaired. Mr. Sell stated that there may be some but will abide by the 7 day limit.

Mrs. Leach questioned future uses of the property and Mrs. Shaver stated that this petition is for this use only, other uses will need to come before this board.

Patti Raderstorf asked for further comments, there were none.

Mr. Ralph Sinn made a motion to accept this petition with the following conditions:

1. That all proposals of the petitioner be made conditions of approval.
2. That all other standards of the Ordinance be met.
3. That all applicable state and local permits be obtained and proof be given to the Zoning Administrator.
4. That there be no outdoor storage of merchandise such as tires, lubricants and there shall be no outdoor storage of discarded auto parts.
5. That no vehicles be stored outside while awaiting repairs for more than 7 days.
6. That only 7 vehicles be stored outside at any given time.
7. That any parts, supplies, and/or equipment be stored in the building or out of public view.
8. That no disabled or inoperable vehicles be outside at anytime.
9. That all parking spaces and access lanes be clearly marked.
10. That the insurance and fire department inspect the property and approve the use of flammable materials.

Mr. Sell agreed to these conditions. Mike Sailors made a motion to approve. Motion was seconded and roll call vote was unanimous to approve WBZA Case #10-04.

OLD BUSINESS:

None.

NEW BUSINESS:

Gary Scagnoli reported that the planning staff has visited the sites of past BZA cases to see if the petitioners are conforming to the approved conditions.

There was no further business to be brought before the Board and the meeting was adjourned at 7:50 PM October 22, 2008.

Patti Raderstorf, President

Mac Martin, Secretary

Peggy Dillon, Recording Secretary