

**NORTH RIDGEVILLE PLANNING COMMISSION  
MINUTES OF  
REGULAR MEETING OCTOBER 13, 2015**

**To Order:** Chairman Larry Mollenkamp called the meeting to order at 7:00 P.M. with the pledge to the flag.

**Roll Call:** Present were Planning Commission Members Tim Anderson, Larry Pierce, Council Liaison Bob Olesen, Vice Chairman Jim Rothgery, and Chairman Larry Mollenkamp.

Also present were Chief Building Official Guy Fursdon, Assistant Law Director Toni Morgan, City Engineer Scott Wangler, and Deputy Clerk Donna Tjotjos.

**Minutes:** Chairman Mollenkamp stated that all members of the Commission should have had an opportunity to review the minutes dated September 10, 2015. He asked if there were any corrections or deletions. Hearing none, the minutes will be placed on file as written.

Chairman Mollenkamp asked everyone to keep past member Jim Hurst in their thoughts and prayers as he recovers from not doing well. Jim was a solid member of this board and this community.

**Correspondence:** None

**Old Business:** None

**NEW BUSINESS:**

Chairman Mollenkamp asked the Secretary to read the application.

**APPLICANT:** Dennis Haynes, Denny's Mower Repair and More, 36466 Sugar Ridge Road

**OWNER:** Same

**REQUEST:** Approval to construct a 1,680 square foot building for existing business

**LOCATION:** 36466 Sugar Ridge Road in an I-2 District  
Permanent Parcel No. 07-00-026-101-004

Application was read along with Administrative Officer's comments received from Chief Building Official Fursdon, City Engineer Wangler, Safety-Service Director Armbruster, Police Chief Freeman, Fire Chief Reese, and Mayor Gillock.

Chairman Mollenkamp asked the applicant to step up to the podium and give his name and address along with a description of his proposal.

Dennis Haynes of 36466 Sugar Ridge Road explained his proposal to construct a pole barn for his business due to expansion. He stated he has run out of room for keeping stuff inside for customers. Too much is being left outside. He stated that they are more worried about theft than anything and water damage to new motors that might be sitting out in the elements. The

proposed building is to keep all of that inside and to keep them dry and out of sight out of mind for potential theft and to keep the area a little neat. He explained that the variance is because of the placement of the building. It can't be to the one side and he knows that has to go in front of the Zoning Board. It has to be to the one side of the property to not close off the back of the property because this lot is so long and narrow and so, the position he has it now would be the best suited for usability of the building. Right now it is going to be for storage and nothing else. Cleary Builders is going to build it if approved. They meet all the requirements. All the blue prints were done and sent in and authorized with a seal of approval from them. It would be a wood and metal structure just like a standard pole barn. The drawing was shown which the applicant described it to show how the water runs from the property. It will not obstruct anything as far as the water flow. There is a catch basin in the back corner of his property with basically a swale that runs along the property line that goes into the catch basin. He stated that when he moved in there the whole property was tiled to help alleviate some of the flooding that was there. The water flow will still be good. The current parking lot is gravel and alongside of the building is gravel and that is how it is always been. He showed the area where there is a section of concrete and that is the area where they kept the mowers. That will stay the same because it is all hard packed. When the building was there years ago, it used to be a truck repair and so that is like concrete back there, but the tow motor is a small one wheel drive. He doesn't have an all-wheel drive one. The area is going to be all gravel back there. Basically it is going to be for storage because basically they could fill the building and then some if they don't get the units repaired in a timely manner. He stated that some of the workers and him will park back there so they will be out of the way of the customers. He stated that they have so much increased business that this is his only alternative to do something simple and nothing elaborate. He thought about doing the old building but the building needs a little more work and would take more time and figured this would be the easiest way to remedy the situation. He wants to keep everything inside and out of the weather.

Chairman Mollenkamp opened the meeting to the commission members.

Member Olesen asked how long he has been in business.

Dennis Haynes stated he has been there for fifteen years.

Member Olesen stated that business has been pretty good then or else the applicant wouldn't be expanding his operation.

Dennis Haynes stated that every year they grow about ten percent and it is getting to the point right now that they have to leave some of the mowers outside. It is quite a task cabling them all up just in case. Officer's do sit and watch the area and he does have a neighbor that watches his property for him. It has been growing really rapid. There have been a few shops that have closed down and they have been sending everyone to him. They have had a few customers from other dealerships also who were just not happy where they were going and so it has been growing pretty good.

Member Anderson asked how many employees worked there.

Dennis Haynes stated four including him, but they are all part-time. They are all self-employed. They come and go. Hopefully he will be adding on a person to answer the phones and additional staff for more pick up and deliveries.

Member Mollenkamp asked if he was aware of the recommendations that the City Engineer and the Chief Building Official had requested and that he will need to get with the City Engineer about all of his recommendations. They will have to be corrected. Mr. Wangler has a list of conditions that have to be met before it goes on to City Council. He addressed Scott Wangler and asked if he was correct.

Engineer Wangler stated that his issues will need to be addressed in one form or another before he releases the drawings for construction; whether they are through a variance or through a revision.

Dennis Haynes asked if he could get a copy.

Member Mollenkamp opened the floor for questions or comments from the Administration. Hearing none, he opened the floor to the residents in the audience. He asked if they have a question or comment to direct it to the Planning Commission. He asked that they step to the podium and state their name and address.

Ron Goldstein, owner of the property directly to the north of Denny's mowers that consists of approximately 17 acres. He is also the developer of the Storage Condominium property directly to the west of his property and he owns one of the storage condominiums there. He is a bit concerned about everything that was discussed here. His first concern which they just found out about an hour ago is that proper notification was not given to any of the neighbors directly to the west of Denny's property meaning the storage condominiums on that side of the driveway that abut Denny's property. He went out to his storage condominium and they have a literature box out there and in the literature box, he has everybody's mail that was just stashed in the literature box. Everything was addressed to 36498 Sugar Ridge Road by the unit number but everything was just stashed by the postman. He has them if anybody would like to see them. Both mailings regarding this meeting and regarding the meeting for the side yard setback variance that is set for next week. All the letters are here and nobody received their mail. He received his notification at his business address in North Royalton, Ohio, but the property owners who get their tax bills at their home addresses or their business addresses, the property owners of those storage condos never received. He has all the unopened envelopes. He was coming here hoping to find a lot of these storage condominium owners because he knows many of them have been very upset with the esthetics of the mower property. He explained that when they built their property, they were asked by the Mayor and the Zoning Board many questions back in 2003. They were asked to comply with certain things and they were told that they could not have gravel driveways and they

were told that being a business that they needed to be asphalted or concreted. They were also told back in 2003 that if they wanted to do any work inside of their buildings and he knows he repairs mowers inside his buildings that they had to have special grease traps in the buildings if they were to have drainage within the buildings. So, they have no drainage within the building because they were not permitted to do that back in '03 without unnecessary expense, which he has not had to incur. Again, he asked that the meeting be postponed until these people have been properly notified. He didn't think that it is fair that none of these people have been notified. It did not go to the address where they receive their tax bills or any other notifications. This is the first time since 2003 he has ever seen this in his mailbox.

The list of the people that were sent the notifications was placed on the smart board.

Chairman Mollenkamp asked if that was the list of people with the addresses.

Ron Goldstein stated that is the correct list.

Chairman Mollenkamp addressed the Secretary and asked if that was where they went.

Deputy Clerk Tjotjos stated yes and explained the process as to how the mailings are sent to the adjacent property owners.

Ron Goldstein stated that they didn't get the notification. There is no mail box there. It isn't a valid address. That is not where the Auditor's office sends the tax bills.

Chairman Mollenkamp stated that is what he is carrying as that parcel address.

Ron Goldstein stated that he has the gentleman's mail in his hand and was going to give it to him tonight.

Deputy Clerk Tjotjos stated that the mailing went out two weeks ago. She asked what the post marked date was on the mailing.

Ron Goldstein stated that they were addressed September 28, but he explained that he goes out to his storage condo maybe every other month and he just happened to go out there today and all these letters were in the literature slot. Everybody on this side of the building never received this notification.

Someone spoke from the audience and Chairman Mollenkamp asked if they would step up to the podium and state their name and address.

Ron Goldstein asked to continue. He stated that was his first objection is that the people were never notified and the process wasn't done correctly. He is sure that is not where anybody's tax bills go to. His for some reason, did not go to his storage condo address, he got one because of

the land behind there.

Assistant Law Director Morgan addressed the Chairman and stated as long as we have followed what the ordinance requires, notice is legally sufficient. It isn't a legal issue, but it might be a learning experience for us in the future, but for this particular notification, it is legally sufficient.

Ron Goldstein explained that his next point is that they were required to have asphalt or concrete surfaces for their driveways before they could get an occupancy permit and it was in November of the year that they completed construction, before the Building Department would give them occupancy permits for the storage condos. They had to have it asphalted. Denny has been a very nice neighbor to them. He has been helpful to them for many years. They have had differences, but everybody does. Denny has never had to have his driveway asphalted or concreted because it was existing and that is the way it was, but if he is going to build something new, he believes it should comply with the same codes that they have to comply with and the same thing should apply if he is going to do any work in these buildings and it is a new building, he needs to have oil interceptor traps and he is also concerned with the drainage to his side of the property. They had a privacy fence with slats in it that was on their property for many years. At the request of Denny, as he said their fence was really looking kind of worn and tired and he agreed with him; he asked if they would take it down. He said that his fence was unsightly. He stated that as his neighbor and if he felt his fence was unsightly, he would take his fence down. They removed their fence between his property and their property. That was five years ago. Since that time and as his business has grown, he brought pictures of just how unsightly his business is to the owners on that side of the property. It is littered with debris. Some of it in working condition and some of it is repair stuff. There are cars on trailers. There is a rusted out body of a car sitting next to a building. There are old concrete mixers. You name it, it is sitting there. There are cars for sale and that is another thing he was told back in '03 when they drew up the declaration and by-laws to have storage condos he was told that under no circumstances does this city want to see debris, cars and trailers and things parked outside and open storage. So, in their declaration and by-laws, they made certain that their attorney put in that no storage condominium owner would ever allow anything to sit outside overnight; whether it be a trailer, car or anything but they constantly have to look at all of this and it is not fair that one property owner has to play by the rules and the neighbor might not have to. He has no problem. He would like to see Denny get a building built. He isn't in favor of the variance right now for that building to come any closer to their property, but he would like to see some type of privacy fence put back in if he is allowed that outside storage and all that debris on the side of the property at his expense, since they took theirs out at their expense for him. He is a little upset but he has been a good neighbor and he would like to see him get his building put together, but he would just like to know if there would be some type of privacy fence. They are trying to continue to develop the back of that property to build additional storage condos. He can't invite people to come back when he is looking at all this mess on this side of the property. That was never the way they were told that they could run their property and they don't.

Chairman Mollenkamp stated that as far as the privacy fence goes, the Commission really has no

regard over that. That would be something that they would have to work out. The Commission can't tell him to put that privacy fence in. That has to be amiable between the two of them. As far as he can see and he doesn't know exactly what 1284.02 reads, but it states that parking lots must be constructed of a dust free surface and the drawing shows gravel. Is gravel considered a dust free surface, no; so, therefore he will have to do something similar to blacktop or concrete for that particular project. There is your answer to that.

Ron Goldstein asked about all the things that are in outside storage and all the things that are for sale all over the front yard.

Chairman Mollenkamp stated that will have to be looked at. If this gets approved, it goes on to City Council and so at that point in time is when the issue could be brought up in regards to what one may consider one man's junk is another man's treasure. He understands and he has been past there numerous times and he for one would think that he would use this proposed commercial building for what you see that is normally on the west side of the current commercial building now. As far as junk cars or cars that are for sale, he doesn't know if the Planning Commission could actually enforce that. That is his take on the few questions that were made. He asked if there were any other questions.

Member Olesen addressed the applicant and stated that he saw that when the subject came up on the Engineer's recommendations, he asked for a copy of what he said. He apparently did not receive this ahead of time and with that in mind, he would like to see Mr. Haynes come back after he has looked at these things and after the discussion today, to come up with a plan that is more suitable to these neighbors and the City and with his idea of what he can do to be in compliance with our code. He thought that would be a reasonable thing to expect and because there is a whole new list of problems. He believes they should be addressed. He would like Mr. Haynes to come back especially to address the Engineer's comments.

Chairman Mollenkamp asked if he is making a motion.

Member Olesen stated that he would like to see him come back after he has looked at this and tells us what he is going to do in order to satisfy the requirements that were discussed as well as the needs of the neighbors.

Ron Goldstein asked if there would be another meeting; because he was scheduled to be out of town for a couple of months; he didn't want to delay the meeting or his progress, he asked if the improper addresses could be corrected and people mailed the notice to where they get their tax notification.

Assistant Law Director Morgan stated that we will look into that but the way they were mailed was not improper per our ordinances. She asked if he would leave the mailings here and it will definitely be looked into. That is not a problem.

Member Olesen asked that they be handed to the people that are here as it would be less for us to look up.

Chairman Mollenkamp asked if there was anyone in the audience that cared to make a comment.

Dennis Boose 6405 Dennis Drive stated he was very to see one of the long term business owners is wanting to expand and improve his property and in the same regard he was glad that a neighbor brought up some issues that are a concern to them and that is what this Commission is for and he thanked the residents. He stated that it sounds like the issues that need to be addressed are customary and reasonable and hopefully he could work towards that. In regards to "one man's junk is another man's treasure", we do have building codes. He explained what he has done is he has gone to the Building Department and asked for them to make an inspection to see what if any code violations are there and that is what they do. They will take that look in a formal setting and say yes, you can have this and no, you can't have that and then they can help the property owner address those things. He recommended that the adjacent property owners do the same if they believe that there are code violations that they contact the Building Department and see what violations may or may not be there.

Chairman Mollenkamp asked if there were any other comments from the audience. Hearing none, he brought the discussion back to the Commission.

Member Rothgery asked the applicant if he could get this information compiled for the Planning Commission for next meeting.

Dennis Haynes stated yes. A lot of the issues that Ron brought up are going to be taken care of with this building and that is why he wants to build this building so that everything that can't be inside can be inside. As far as the cars, the cars have only been there for the last month or so until he can get them over to his mom's place to put in the barn. Right now they have a rummage sale going on so that have to stay there. He feels though that if he wants to sell one of his cars at his own shop, he should be allowed to. The mowers out back belong to customers. I can't help what shape they come into the shop as being and that is why he is in business to repair them. The fence was taken down only because the fence was falling down. That was something that was mentioned. He stated he kept propping it back up and it kept blowing over. It wasn't a privacy fence; it was a four foot fence that only went to about 25 feet with the faded slats in them. The rest of it was just a bare chain linked fence. He thought that they both agreed that the fence not be there to just have all open green grass between the two properties and it's not been an issue with any of the tenants on that side of the building. He stated that they get along fine with all the people on the east side. He stated that he has no issues with the dust free drive and stuff and it will all be taken care of, but just not at this time because he didn't know what he had to do and that is why he wanted to wait until the meeting to see what he needed to do to finalize this. He will have it chip and sealed up front and eventually, once the pole barn gets up and within a certain amount of time, he could get it concreted. Everything else has pretty much been there and in the past this was a truck repair place. Everything in the back was all gravel. For the

most part, nothing has changed since he has been there. He keeps everything as tight as he can to the building. Right now he has stuff moved around in the back because he wanted to put some gravel packing and some of the grindings so that the can get this taken care of so he has some place to put the mowers and stuff that he can't get inside. He wants the guys to park in the back because he is out of room up front and trailers can't come in there and turn around.

Member Rothgery stated that his question is if the Commission postpones this until next month, will the applicant have these issues addressed.

Chairman Mollenkamp added that he would have to have some dialogue with the City Engineer as to what will be needed. He has a feeling that this came on the applicant as a surprise as far as the recommendations are concerned.

Dennis Haynes stated he didn't know if he was supposed to get this ahead of time or not. He didn't get it with his letter.

Chairman Mollenkamp asked if he felt he could meet the cloture date and asked the Secretary when that would be.

Deputy Clerk Tjotjos stated that she didn't have her calendar, but the cloture date is believed to be this Friday.

Chairman Mollenkamp stated that he would have to meet with the Engineer this week and get the paperwork in for the next meeting.

Dennis Haynes asked if he needs to give the Engineer a call to set up a meeting.

Chairman Mollenkamp stated yes, like ASAP.

Engineer Wangler addressed the Chair and stated that if a verbal agreement is enough, he didn't understand why it couldn't be taken care of tonight. His comments won't change unless there is another submittal that shows different stuff and if all the Commission is asking is for him to call and state that he is going to fix this all. A promise to do it on the record tonight is better than him calling the office and promising to do it; if that is what satisfies this board.

Chairman Mollenkamp stated that it seems to be okay with him. He asked if any other members of the Board would be okay with them.

Member Pierce stated it sounds okay with him.

Chairman Mollenkamp stated that the Commission may have to postpone them anyway to take care of the other residents.

Assistant Law Director Morgan stated that the notification for tonight's meeting is legally



sufficient. There will be another meeting if this applicant seeks a variance. She asked if the notifications were already out.

Deputy Clerk Tjotjos stated that they are already out.

Assistant Law Director Morgan stated that they could still be sent out since we know about it. It is a tax record.

Dennis Haynes stated that he provided the other addresses.

Member Olesen added that also it was brought to his attention that if the applicant wanted to see the recommendations, they would have to ask for it. He asked if there was any way they can be communicated to the applicant beforehand. He stated that it appears the applicant was blindsided by this tonight. He didn't think it was fair to him or fair to the neighbors that didn't get this information even though everything we did was the way it should be done as far as we are concerned. He asked if the application was postponed would he have to pay another fee for this.

Deputy Clerk Tjotjos responded no.

Chairman Mollenkamp stated that he felt that way too.

Member Olesen stated that he is operating a profitable little business here and is growing. That is exactly what the City wants. He doesn't want the applicant to have a hardship, but we do have regulations that we have to uphold.

Chairman Mollenkamp called for a motion.

It was moved by Rothgery and seconded by Anderson to approve the construction of a 1,680 square foot building for the existing business.

Member Olesen asked whether or not this is being held for the next meeting.

Member Rothgery stated no, the motion was to approve because it has to go to Zoning.

Chairman Mollenkamp stated at that point in time with the verbal agreement between the City Engineer because he has to comply with the City Engineer and then there is two other steps after this.

Chairman Mollenkamp asked the Secretary to call the roll.

Yes, 5            No, 0

Motion was approved by a vote of five to zero.

Chairman Mollenkamp asked the Secretary to read the next application.

**APPLICANT:** Gary Smitek, North Ridge Point, LTD, 36715 Avalon Court, Avon, Ohio  
44011

**OWNER:** Same

**REQUEST:** An extension of time on a preapproved final plan for North Ridge Pointe  
Subdivision No. 1

**LOCATION:** Between Stoney Ridge Road and Avon Belden Road in an R-1 District  
Permanent Parcel Nos 07-00-030-000-129 and 07-00-030-000-081

Application was read along with Administrative Officer's comments received from Chief  
Building Official Fursdon, City Engineer Wangler, Police Chief Freeman, and Fire Chief Reese.

Chairman Mollenkamp asked the representative to step forward and state his name and address  
for the record.

Gary Smitek of 36715 Avalon Court, Avon, Ohio stated that as Mr. Fursdon pointed out they are  
in a little bit in arrears as to time. The road is in and the final walk through is this Friday. He is  
asking for three to five months. He stated he didn't really need that much but it made sense to  
ask for that timeframe. Everything is in and again, the final walk through is this Friday. He  
hopes to have it recorded within the next two weeks. He is here based on a technicality.

Chairman Mollenkamp asked if there was a start date.

Gary Smitek stated that it is done.

Chief Building Official Fursdon added that the infrastructure is in, which they are allowed to do.

Gary Smitek stated that there were lots of delays and Mr. Fursdon did point out about a month  
ago, that the approval received has expired.

Chairman Mollenkamp asked if there were any questions or comments from the Commission.

Member Olesen stated that he believes the applicant is doing what we hope people would do if  
they have a problem.

Chairman Mollenkamp asked if there were any other comments.

Chief Building Official Fursdon stated just for the record, nothing has changed from what  
Planning Commission approved back then.

Chairman Mollenkamp asked if there were any questions from the Law Director or Engineer.  
Hearing none, he opened the floor to the audience for questions or comments. Hearing none, he

brought the discussion back to the Commission for additional comments or questions. Hearing none, he asked for a motion.

It was moved by Rothgery and seconded by Anderson to approve the extension of time on the preapproved final plan for North Ridge Pointe Subdivision 1.

Chairman Mollenkamp asked the Secretary to call the roll.

Yes, 5            No, 0

Motion was approved by a vote of five to zero.

Chairman Mollenkamp asked the Secretary to read the next application.

**APPLICANT:** Shawn Kimble/Community Care, 35233 Center Ridge Road  
**OWNER:** Community Care, 34015 Center Ridge Road  
**REQUEST:** Approval to construct an 18 by 20 foot storage unit in a B-3 District  
**LOCATION:** 34015 Center Ridge Road in a B-3 District  
Permanent Parcel No. 07-00-017-130-006

Application was read along with Administrative Officer's comments received from Chief Building Official Fursdon, City Engineer Wangler, Safety-Service Director Armbruster, Police Chief Freeman, Fire Chief Reese, and Mayor Gillock.

Chairman Mollenkamp asked the representative to state his name and address.

Shawn Kimble of 5934 Jaycox Road explained the proposal being a basic detached garage on the property of Community Care. They are as stated earlier in extreme need for additional space. He stated that he is sure everyone is familiar with what Community Care does and if they have been in there lately, they are completely out of space. Currently, they have stuff stored in the men's bathroom. They need additional room. They do have several times a year, a community garage sale, where the residents donate goods that are sold at this garage sale, which is a complete benefit to the City of North Ridgeville. A lot of the items that come in have to come in the last week or two before the garage sale because there is nowhere to put it. The basic need for this garage is not only to help out with some of the storage inside, but it is so that residents could donate throughout the year. It is a simple building. The grade of the property will not change. Any dirt that is excavated will be hauled off the property. There is no changing of the drainage of the property in any manner and it will be built to look exactly like Community Care. The same roof pitch, the same vertical siding and will look like the other building. They went over probably about seven or eight different locations in where to put the garage and this seems to be the most well fit for the property. They looked at one point in having it attached to the building, but there are plans, hopefully, down the road to acquire the land to the south to extend the building on. So, there is no point in building a garage that will have to be torn down some day. The building is proposed to be five foot off the property line and they are aware that they will need to apply for a variance. He asked if there were any questions.

Chairman Mollenkamp asked what is on the other side of that five foot variance. He isn't familiar with this property.

Shawn Kimble stated the property directly to the south is commercial and not residential and it is wooded area right now. It is owned by the same person who owns Arby's.

Chairman Mollenkamp asked if there were any questions from the Commission.

Member Anderson asked who was sponsoring this building.

Shawn Kimble stated that all the funds that are going to build this building have been donated by North Ridgeville Lions Club. He stated he is donating all of his time and he is not making a dime. All of his sub-trades that he has used over the last twenty years are donating their time to build this for as low cost as possible.

Member Rothgery asked if they were running electric to this building.

Shawn Kimble stated no.

Chairman Mollenkamp asked if there were any other questions from the Commission.

Member Olesen stated that he isn't in the Lion's Club at this point, but he was for ten years and that group does so much good in this community and this is another fine act that the Lions are doing for a needy group. He stated that he believes this should be passed.

Chairman Mollenkamp asked if there were any questions from the Law Director, Engineer, Chief Building Official. Hearing none he opened the floor to the audience and asked if there were any comments or questions.

Terrance Keenan of 6863 Savannah Drive asked for clarification on the rear yard setback. He asked if the setback will be five feet to the rear yard and the requirement is 50.

Chief Building Official Fursdon stated that the requirement is 40 feet.

Terrance Keenan stated that it will be a 35 foot variance request on the rear yard and then a five foot variance on the side yard. He addressed the Chairman and stated that he questioned who owned the property that is really going to be affected by the variance and he thought he heard Mr. Kimble say that it was Arby's. They own the land to the north and they own the land to the south.

Chief Building Official Fursdon stated that they donated that land to Community Care so that building could be built; Arby's did.

Terrance Keenan stated he would like to share his thought and asked if they could donate a little bit more or provide some kind of extra land to eliminate the need for such a drastic variance. He stated that he knows this will end up going to the Board of Zoning and Building Appeals but he is just trying to share his thoughts before it goes to him to cast his vote on is that he is so in favor of Community Care, but not at the expense of somebody else's property and that is the issue that he is wrestling with.

Shawn Kimble stated that Arby's doesn't own just the property to the north and south, they also own the property to the east as well. They are surrounded by three sides by that same property owner. Community Care is in talks with the owner to buy that property directly to the south and he showed that location on the drawing. He stated that is not official and he isn't aware of how far out it is as he is not in those discussions. It has been brought to his attention that they are working toward that. They have no problem taking it to the Zoning Board. It was a little confusing as to what was allowed and what wasn't. There is really nothing in the code for a detached garage for this zoning so, he left it blank and if they have to go to the Zoning Board, then that is fine.

Chairman Mollenkamp stated that he tends to agree with Mr. Keenan that this is a very large variance, but this building is definitely for the good of the community. He asked if there were any other comments. Hearing none, he brought the discussion back to the Commission for final comments. He then asked for a motion.

It was moved by Anderson and seconded by Rothgery to approve the construction of an 18 by 20 foot storage unit.

Chairman Mollenkamp asked the Secretary to call the roll.

Yes, 5          No, 0

Motion was approved by a vote of five to zero.

**ADJOURNMENT:**

Meeting adjourned at 7:48p.m.

  
Chairman

  
Secretary

11/10/15  
Date Approved