

RAVENNA TOWNSHIP BOARD OF ZONING APPEALS

**JEFF GAYNOR, CHAIRMAN, REMY ARNESS,
DOROTHY GRIFFITHS, JIM ACKLIN, AND GARY LONG**

The Ravenna Township Board of Zoning Appeals met on Wednesday, August 10, 2011 at 7:00 P.M., in a regular session, at the Ravenna Township Trustee Meeting Room at 6115 S. Spring St., Ravenna, Ohio 44266.

Jeff Gaynor called the meeting to order at 7:05

Roll Call: Board members present were Dorothy Griffiths, Gary Long, Remy Arness, and Jeff Gaynor. Also present, Jim DiPaola, Zoning Inspector and Carolyn Chambers, Zoning secretary.

No Old Business

New Business:

Variance request #2011 BZA 07 Conditional use for Schumann's Roadside & Towing service located at 6191 Hazel St. Ravenna, Ohio

Jeff Gaynor swears in Stace Schumann of 6191 Hazel St. Ravenna

That's where you live or that's where the application is?

Stace: That's where the operation is

Jeff: What do you wish to do there?

Stace: We wish to just run our daily operations office out of there which is the dispatch for several roadside assistance clubs, state highway patrol, sheriff department, Ravenna City Police department and the drug task force and also minor auto repair service for mobile mechanic 24 hour service available.

Jeff: So the business exists at this time at this location?

Stace: Yes, I've had the business for approximately three years now and we just moved into the Hazel St. property in January.

Jeff: ok, I see that's why we are seeing this application, it's still kind of late and you should have the permission to do the business there before the business starts.

Stace: Yeah, I had looked on the Zoning it had already been zoned for commercial and I didn't realize, at the time, that I need to file the application because it was already zoned for automotive service and storage. I was unaware at the time and then Mr. DiPaola came down and advised me of what I needed to do and I got the paper done.

Jeff: Ok, it is Zoned General Commercial and motor vehicles sales and etc. are allowed there

Jim: Under Conditional Permitted Use

Jeff: Oh it's under a Conditional Permitted Use so you do need a permit to get that. Ok any questions from the Board?

Dorothy: There are no auto sales?

Stace: No not at all

Gary: Is the mechanical work done on site?

Stace: It will be, yes, we do some mechanical now on our tow trucks, our equipments, friends, some local, we started the mobile mechanic three years ago. When I started the business as a convenience to just pull the vehicles in and out. If we have a heavy repair on them we can get them to the parking lot we do it. But we don't advertise it; we don't put any kind of advertising in the paper.

Gary: Do you do mechanical work outside a confined building?

Stace: Yes, we do mobile mechanic service for semi trucks and we also come to the customer's house if they can't get out to get the vehicle here we will go to their home and repair.

Remy: Do you have any waste like oil?

Stace: Very little, we don't do a lot of oil changes or anything like that it is just very minor. My tow trucks every five thousand miles we have since went to a synthetic oil and we don't have to do that for every fifteen thousand now. But then the oil that we do have will go into a 55 sealed gallon container and then it gets transported to a couple different oil companies so they can use it in their oil burner for winter.

Gary: Anti freezes?

Stace: 55 gallon drum that will get disposed of through. . .

Jeff: I see six properties highlighted here are those all under one owner?

Stace: Nine parcels is what they divided it into since Courtesy, I believe it is. There is also a yard area. Shows how the yard and roads are marked.

Jeff: I don't understand how we are operating under one business on six parcels here.

Jim DiPaola: Swears in Zoning Inspector. As you see these parcels when Courtesy developed these buildings were just placed on the parcels. The lots were never combined so that is why the individual parcels on there.

Gary: Are they combined now Jim?

Jim: No, they are not and the Zoning Code does not require them to be combined to have a business on them. There are a lot of places that are like that. Now, when something new is build it is required but this is an existing building.

Jeff: How long has it been there?

Stace: 1980 was when it was built

Jeff: Ok, so it is grandfathered in. Any other questions from the board?

Remy: What is going to be stored outside of the building? Transports, large trailers

Stace: Those are actually put on a flatbed tow truck which is a 19 footer similar to Rivers Condor Brothers is what we have.

Remy: So it is open towing

Stace: Yes, we do have an enclosed trailer that is not on site, we have an enclosed motor cycle trailer that is not on site just our medium duty regular tow truck and we have customer transport vehicle which is a Crown Victoria and the off road unit which is a Jeep Grand Cherokee and a Chevy pickup truck.

Jeff: You need to come up and be sworn in so we get it on record. Swears in Norm Kurtzman

Norm: My name is Norm Kurtzman and I live at 6471 Bryn Mawr. Would you read what the Zoning conditions are at the current time again because I didn't understand?

Jeff: Reads the Conditional Use from the Zoning Code and explains what that means about permission for the towing business. You will have more time for questions when we are done talking with Mr. Schumann.

Norm: When you mentioned the auto business I was wondering why are we here?

Jeff: Because it is a conditionally permitted use, it's not an automatic thing. Anyone else want to add to that.

Jim: The board has the right to set conditions of their own

Jeff: Like hours of operation and things like that. We do have specific allowances for what would be allowed outside the building. Storage and so forth for instance if you have a dumpster that needs to be shielded. Any other questions from the Board?

Remy: You say the towing is 24 hours, is that bringing the vehicles to the site then?

Stace: We have a lot across the street that we can park them over night if they are heavily damaged and usually within 3 days they are gone. We will pull them into our shop on Hazel, usually accidents, DUI enforcements and usually anything for the Sheriff's department or Drug Task Force goes directly to their site. Usually when the insurance company comes out it is usually maybe 6 days to turn over the vehicle and their out.

Gary: Is this a secured area?

Stace: Yes it is, 24 hours, 7 days a week, 360 degree cameras

Remy: So approximately how many vehicles will be stored on this property at any given time?

Stace: At any given time I believe I have maybe 10 at a time in the back and they are put in the back of the building and when the insurance company comes out they do what they have to do.

Gary: What's your storage capability? You say 10 vehicles approximately, what's you maximum that you can store?

Stace: I believe it's like a 60,000 ft parking lot. I don't want any more than that

Gary: You don't want any more than 10?

Stace: I don't want any more than 10 to 12 cars at a time it gets to be a hassle. When someone gets arrested or their car gets impounded, I want them out as quickly as possible. You can't afford to get it out; you give me the title I will get rid of it myself. I keep a tight ship and I don't want any more than that.

Remy: Damaged vehicles tend to leak those fluids that we brought up earlier.

Stace: We have hazmat pads they are called pig pads that we do put under and around the vehicle they catch everything, they do not catch water they catch all the fluids from the water or catch fluids from the vehicle, antifreeze and oils transmission fluids anything of that sort I will put inside the garage if it's leaking heavily, but usually at the time we pick them up from an accident if they are that bad they have already lost all their fluids anyway and we have to sweep it up as a precaution we do put pig pads all the way around the car and underneath.

Gary: Have you covered any permits or needs with the EPA?

Stace: No, as long as it's just a small amount it's just 5 quarts from the engine or transmission no EPA permits are required for those.

Jeff: Do I have this oriented with this. (Points to the map). What is the working entrance to the building?

Stace: (Points to map) and shows garage door and impound area

Jeff: What is over here? (Points to the map)

Stace: Those are, on the other side of the white fence, the condominiums on Bryn Mawr

Jeff: How tall is the fence?

Stace: I believe it is six foot. That was already there when I got there

Remy: So the impound lot is here, points to the map, what are you doing with all that extra space?

Stace: This here, (points to the map), it is used for cruising that we have on Saturdays

Remy: So there is no storage on site. Have you seen the signs? Are they within Zoning?

Jim: Yes they are.

Carolyn: You said you have cruising on Saturday?

Stace: We have a cruise in every Saturday from 5:00 to 9:00, we have a DJ that comes in and plays oldies music from the 50's and 60's. It's for everyone people bring their old and new cars we have food on the grill and everybody just comes over and eats and we have a good time and the kids play in the yard I invite the whole neighborhood and we just have a good time and usually close it down at 8:30 or 9:00. The DJ shuts down at 9:00 and whoever is left we sit out front of the building.

Gary: Do you have a permit for that cruise?

Stace: No, it is like a picnic. There are no trophies given, no charge, and no registration. It is just whoever wants to come over and hang out.

Jeff: I thought outdoors festivals needed permits?

Jim: Not something like that, you're talking much bigger organized like what they have at Sunbeau.

Jeff: We would like to consider putting a maximum on how many vehicles you can store at one time, things may change in the future and it is a residential area here. Has anyone ever complained about the noise.

Stace: No, anyone that I have talked to, in the back, if they ever have a problem I let them know that they are welcome to come over and talk to me.

Gary: What is the height of the fence now?

Stace: I believe it is 6 foot.

Gary: It is a closed fence?

Stace: Yes, it's the white vinyl completely enclosed.

Jeff: Anymore questions from the Board for Mr. Schumann?

Dorothy: It says here the parking towing space is up to 30 vehicles that's the maximum storage capacity. You would not expect to have as many as 30?

Stace: No, we don't. We have a big turn around and I am on the phone right away telling them to please come and get them as soon as they can out of my lot.

Jeff: Nun the less we would like to put a maximum on that we don't know what might happen down the road and that sort of thing. That will be part of our motion when it is made.

Stace: I wouldn't have a problem with that at all.

Jeff: Any other questions here? Who else would like to speak before the Board concerning this matter?

Swears in Jane Minard of 170 Bryn Mawr Unit C

Jane: First of all I did complain about the noise. I complained twice to the Portage County Sheriff Department because when you first started your cruises, it was loud and it went until 10:00 and you could hear it on the other side of our condos. You can't even sit out on you patio, I haven't even been able to sit out on my patio all summer long. You open your bedroom window you can hear the noise. They have toned it down some.

Gary: Can you describe the noise, is it pounding or is it radios.

Jane: The music from the 50s.

Jeff: That is one day a week though?

Jane: Every Saturday night

Dorothy: Since you complained to the Sheriff had it helped?

Jane: It has subsided a little bit and my second complaint, I don't have a fence behind my condo so I have to look at all the junk cars and all the tires that are stacked up and all that is stacked up in back of that building.

Jeff: The tires on Mr. Schumann's building?

Jane: Yes, they're against the building and I would like a fence put back there so I won't have to look at it. (Points to where she is on the map).

Gary: How far would you say you are away from the building?

Jane: Not very far about from here to the end of your parking lot.

Jeff: Mr. Schumann please come back up and show us where the limit of the fence is

Stace: I have the tires here that are stacked on pallets in fours and those are for police tires in there and there are tires for the tow trucks, they are not just thrown in there they are actually stacked neatly across the back of the building. Points to the map to show how much the fence covers.

Jeff: I don't see why you are saying there is no fence there it looks like there is.

Jane: There is no fence behind my condo. There are three condos there that do not have a fence. (Points to the three on the map).

Jeff: Jim have you seen the property?

Jane: Shows where the fence is and her condo is here.

Jeff: Anyone else have an answer to this?

Norm: I might have the answer to that. I would imagine that courtesy put that fence up and I couldn't explain what the real reason was but they ended it very close to the building

Jane: Yes, Courtesy put it up. There is part of the parking lot that shows

Gary: I want to ask a question on part of the fence, anyone can answer this. The purpose of this fence originally was to keep people out of property or because of theft.

Stace: That's where they parked their cars, previous pictures show that whole parking lot from Courtesy all the way across mine to the end of the building with nothing but cars lined up across it.

Gary: Those cars were purpose of sale new cars, used cars whatever

Jim: The fence did two things, it kept people from going to one side and the other and it also shielded the appearance of the lot from what I remember when things were done out there.

Remy: Are these condos one or two stories?

Jane: Two stories

Remy: So 20 feet at least

Jeff: Thank you anybody else? Anybody else with something different we will be happy to entertain it.

Norm: Question for Mr. Schumann he stated that a sock that you put around the car are there any cars out there currently that are being used that way?

Stace: No cars at this time

Norm: Have any of you been out to the property? It is all blacktopped and it all slopes from the back to the road, Hazel St, so any cars that are parked there and are dripping any fluids or whatever if we have a rain it's going to go right out to the big drainage ditch that happens to be on Hazel and runs out along 14. He said the cars usually have, I think, 5 quarts of this and that multiply this of 10 cars. I have been down there several times this week and his own vehicle was dripping some kind of fluid. I don't know what it was and if you would go out there right now you would find a wrecked vehicle right over the top of the catch basin that's in the back of the building.

Jeff: Ok, those are not the responsibility of the Zoning Commission those are more EPA concerns although we can stipulate whatever vehicle is there gets an absorbent blanket under it and that sort of thing. If he is allowed to store the vehicles that needs to be addressed.

Norm: He made the statement he didn't want the cars stored there any longer than they had to be. When you tow a vehicle, I believe you get storage, which is 20 to 30 dollars a day. Now what would be the incentive to call the insurance company to get them out of there? Does he store any cars on Gladys?

Stace: One vehicle is in the fence it is from a drug bust.

Jeff: I don't understand your concern here.

Norm: There have been six or eight vehicles there at a time.

Jeff: Is this another car facility or what?

Stace: If I get an overflow at my shop, Jim will allow me to put a couple in there until the Transport can get them.

Jeff: What is Jims place?

Stace: He is a security services. He is an officer for Cuyahoga County.

Jeff: This is another concern that is technically not ours. It is something that would have to be taken up with the Zoning department concerning Jim's place. The issue before us tonight is the issue on Hazel. If you have a concern about what is stored there, talk to Jim or whoever. Jim do we have regulation on the tires?

Jim: Depends on what the outside storage is, if it's junk that's one thing, if it's stock or something they use in their business that's a whole different item.

Gary: Clarify this for me Mr. Schumann, these tires are useable tires and do they belong to you or do they belong to the clients of these vehicles?

Stace: They belong to me. They are for temporary emergency service if we get a call 3 or 4:00 in the morning and they have kids in the car and need a tire on their car we will bring the car back and put a tire on their car and get them on their way.

Remy: Are the tires on rims?

Stace: No, they are off the ground and on pallets.

Remy: Do you have the facility to mount them and balance the tires?

Stace: Yes, we used to do them on the side of the road.

Gary: The noise level, have you ever had any decimal reading taken?

Jane: No

Jeff: Anyone else have anything else?

Jane: They rev their cars and they run them up and down Hazel St. You can hear them racing up and down Hazel St.

Gary: Have you ever called the police?

Jane: Yes, I called the Ravenna City Police first and they told me to call the Sheriff Department. I have called the Sheriff's department twice.

Gary: Has there been any citation?

Jane: I do not know they said they would take care of it.

Gary: Did it improve?

Jane: Sometimes it does and sometimes it doesn't.

Jeff: Again that's outside and that is not our problem really. The best I can tell you is to call the Sheriff's department again, write the newspaper.

Gary: When we look at three items, the water and the tires, it's a mosquito problem, it is the noise problem if it exceeds a Db decimal criteria but I believe it's 85. The drainage or dripping of the vehicles into EPA pad or sitting on top of a drain dripping into a retainer basin or draining into a ditch, I would strongly suggest you call the EPA, I have had a lot of dealings with the EPA. I cannot believe, Mr. Schumann, that you don't have a permit. I would somewhere or another in our motion, which we are going to put a condition on the amount of vehicles he has, there ought to be a condition that when this business is inspected that there is some manifestation from the EPA that those inspections have taken place.

Stace: I will contact them first thing in the morning and get the proper paper work that I need.

Remy: What other safety equipment do you have on the property?

Stace: We have fire extinguishers at every exit. We have industrial first aid kits that they put in industrial machine shops. We don't carry welders, or torches or anything of that sort in the property.

Remy: Does your mobile mechanic have that?

Stace: Yes, we have first aid kits on all the mobile mechanic and everything is equipped with fire extinguishers. All my trucks are DOT inspected and certifies and all my drivers are first aid trained.

Gary: The noise bothers me and if you play a stereo or a band or whatever I don't know how many employees you have, but all your employees should understand that you want to tone it down.

Stace: That is Saturdays only

Gary: I really don't care what day it is

Stace: The first night we had the cruise in, we had some undesirables that showed up out there and I handled that problem as they were leaving I had a gentleman come in and want to do donuts in my parking lot to show off to his friends, they all came up from the A&W and I don't play that game on my property.

Gary: Jim, we are looking on page 58 general standards under 402.04 basis of determination and item 7, this is one of the items that the Prosecutors office wanted us to pay particular attention before we built motions and I'll read it, Will not involve uses, activities, processes, materials, equipment, or conditions of operation that will be detrimental to public health or safety by reason of excessive production of traffic, noise, smoke, fumes, odors, or noise of any significant nature.

Remy: You are referencing that to the cruising?

Gary: Yes

Remy: The cruising itself is from the business?

Gary: Yes

Jeff: The cruise is on the business property.

Remy: You lease the property?

Stace: Right, I'm in a lease option right now to purchase the property

Remy: I don't see how we can tie the cruise in. It is personal use of the property to the business use of the property cause then it falls under the noise and complains, it is more the sheriff's department and the neighbors. Have the neighbors come to you personally and ask you to turn it down?

Stace: No, not at all

Remy: Ok, have the police come to you?

Stace: Once, the first time they were called and that is the last time anyone has come out or anybody has complained about the noise.

Jim: If there had been a complaint then we would hear about it and we would look at it and see, we do have the right to say that certain things can't be done if they meet the nuisance requirement and that can be anything to loud, to long, safety issues, and stuff like that.

Jeff: Generally speaking that is transferred to the sheriff's department we can't enforce that sort of thing.

Jim: There are a lot of complaints filed under my office we can say because of the amount of complaints that have been filed that it is a nuisance and we would write them a zoning file issue.

Jeff: Would extending the existing fence past your condo do you think that would improve things for you? Would that help?

Jane: How high would the fence be?

Remy: We would have to look for the maximum height code

Jim: I think under commercial for that area the maximum allowed would be like 10 feet

Jane: How high is Giant Eagles fence? That's about 10 foot.

Jim: That's the city and they have different regulations than we would.

Jeff: A section of 12 next to a section of 6 or 5 whatever it is. Did anyone ever measure? One lady said she thought it was five. Swears in Doris Schuler of 170 Bryn Mawr Unit E Ok, your comment

Doris: On that side is A thru F there are 6 units the three units on the end D,E, and F have the fence, we also are on a hill and it grades down so the fence is like even to my patio floor so when I'm standing on the patio it is not doing any good.

Stace: From the end of my property where the property comes in there is about a 4 and ½ upgrade to their back patio so when they walk out if we put a plank they could walk right across the fence. Whatever I have to do to make it more comfortable for everybody I just want to get along with everybody.

Doris: Well, my concern is if he is leasing it can he put a fence up?

Remy: He is leasing to own.

Stace: I have a permit that when I signed the lease for the property that I would take care of all the property, I would try and keep the yard nice and do maintenance and everything else and whatever I have all permissions to do so.

Remy: I don't think Varner

Stace: Varner is not involved in it Lawrence Bock Attorney from Akron is the actual proprietor right now.

Doris: I have another concern about the oil. He approached me and said I could have oil changes done for \$20.00 so I was under the understanding that he said he wouldn't be doing that.

Remy: We have some conflicting stating here that you might be doing more oil changes than you initially stated?

Stace: We don't advertise oil changes, but if someone asks us if we do then we do. If someone in the neighborhood wants something done it is close and it is convenient and we would do it.

Remy: So you view oil changes as more of a courtesy and a good neighbor kind of offering this service at a reasonable rate. But it is not your main business.

Stace: No, towing is my main business.

Doris: I understand that there would be oil changes and body work.

Jeff: Ok, that is another thing that the EPA inspection to make sure that if there are oil changes being done the oil is being disposed of properly and that sort of thing.

Doris: The body work would be noise, because the garage doors in the back.

Jeff: Do you do body work?

Stace: We do our tow trucks but it is not body work, repairs on the controls and levers but as far as body work no.

Dorothy: The hours of operation are 8:00 to 5:00 Monday thru Friday?

Stace: Yes

Dorothy: So you wouldn't be doing this after five anyway?

Stace: If it is its personal vehicles that is in the garage and I make sure the back doors are shut and as quiet as possible. Sometime we do work a little bit late if someone needs their car but hopefully no customer cars after 6:00.

Doris: Is our back yard the line or is it the road?

Jim: The line between the city and township is in the back yard.

Doris: It is such a surprise because we are all residential and this is very different.

Remy: How long have you lived there? When the auto dealership was there?

Doris: They were up toward Main St. the business before them was it the Global Homes Mobile the back yard was very quiet.

Jim: That's what you have when you have two different zoning areas butt up against each other. Our Zoning Code, when it was changed in 2009 now reflects that when there are similar things like that you're not allowed to go from RL to GC right away. We have to not only take in the Township property but also the other land that we butt up against.

Gary: Question for you Jim. This business of Mr. Schumann's been there for three years?

Stace: No, I just came into it on January 12.

Gary: My question to you is on the general standards. Were there changes made to the general standards last year when they rewrote the resolution item 7 in particular.

Jim: As far as what the Prosecutor wrote about the residence. There were so many changes in the revisions to that I can't tell you specifically. I would imagine in some form that it was in the code but we just took everything out and put it all back in.

Gary: We should put a stipulation that the applicant understands 402.04 under the General Standard of Conditional Zoning Certificates item 7.

Remy: About the noise and all.

Gary: Yes, understand that at all times. You can get a copy of that too page 58.

Jim: The code does have right to set any standards or requirements it makes as far as the fencing. If you would put in a fencing requirement I wouldn't make it a hardship that would put something there that didn't have to be there.

Gary: That is mainly why I ask the question about the resolution if it

Jim: Once a Variance or Conditional Use is granted then it is up to our office to enforce every item that is in there that is under that general commercial section that means that there is a requirement that the impound area that is a storage area for disabled vehicles be fenced. Make it the same height as the rest that was originally put in there. It is kind of tough for my office to enforce two different standards of the same thing. That's pretty much the requirements that I would like to see as far as zoning goes.

Doris: It is junky now it has a whole different look now.

Remy: It is also a business property not residential it has a different muse. What it is now and what it was it is Grandfathered rights.

Gary: Do you have a dumpster on the property?

Stace: Yes, sir I do.

Jeff: One of the things that are covered in our Zoning Regulations is walls, screens, fences to hide trash collection areas for storage outside would it help the folks at Bryn Mawr if we had a fence around the tires and the dumpster and so forth.

Jane: No, because we still look out at cars and they aren't new cars.

Dorothy: But that is his business.

Jane: I know and this is our home and this is our property values.

Jeff: There have been cars for a lot of years.

Stace: Would it help if I fenced it up to 10 feet all the way to the woods and kept the back free for our trucks and employees only?

Jeff: Do you think a fence twice what he has now and longer to the edge of the condo or something like that?

Stace: Grass area if it would make it more presentable I would. I could dig it out and put gravel in or something like that.

Jim: It would have to be a dust free service.

Stace: Yes, I would put gravel in or road grindings. If you guys would give me some general guidelines of what you would like to see I would

Jeff: Ok, we need to wrap this up.

Gary: Yes, we need to wrap this up but it also needs to be documented.

Jeff: Yes, You understand what Mr. Schumann is talking about if we would put in our motion that you and the Zoning Inspector would work together on the fencing would that be acceptable to both of you?

Stace: I could put up a plastic fence and make it nice looking.

Remy: Mr. Schumann, you talk a lot about personal repairs and your employees working on their cars on the property.

Stace: Yes, they will bring in their trucks and detail.

Remy: Would that be on the outside hours of operation?

Stace: Yes, that would be. I tell them please don't run loud keep it to a toned level.

Remy: As a business you have your 8 to 5 you expect the noise and if your people are using your equipment for person use.

Stace: In the winter time it might change a little bit. With trucks you never know what is going on with them. In all hours of the night we might have to bring one in to repair it.

Jeff: What would we like to see as a time limit on an individual work on cars?

Stace: No one is there after 9:30 ever.

Gary: Do you have a responsible person there when you are not there?

Stace: Yes I do

Gary: Is there a responsible person there when your employees are there when they are working on their vehicles on their own.

Stace: Yes, my employees are very respectful.

(Board looking over stipulations that Jeff has written down)

Jeff: We are going to take a 5 to 10 minute break. Those of you that are sworn in will remain under oath.

Jeff: Page 58 one will not involve uses of activities processes etc. making fumes, glares, odors noise etc. just make sure you understand that particular paragraph and we would like you to work with Jim on the fencing at this time getting information on that. We would also like to see something from the EPA stating that you are in compliance. We would like a time limit on the cruise also if you are shutting that down at 9:00.

Stace: We have toned down the cruising we have moved the speakers out towards Courtesy so it's a lot lower.

Jeff: Facing the other direction did that seem to help some? One night a week for half a year. We would like to see a maximum of 20 cars in storage these are the damaged or impound. A 9:00 or 9:30 limit on personal employees working on their vehicles. Any other questions or comments?

Stace: If something does go wrong with the trucks in the winter time.

Jeff: You will be working on them inside anyhow won't you?

Stace: Yes, especially when it is snowing and raining.

Gary: That's almost an act of God you can't get a . . .

Stace: That would be me personally coming in to work on the trucks and I would totally respect

Remy: The noise, you would need that for your business operation would not be all the time it has to be reasonable for the neighborhood.

Stace: If there is ever an issue, I can't stress enough these folks are more than welcome to come over and tell me about it. If I'm not there and something does happen please tell me. Come the next day and tell me about it the next day and I will handle the situation. I want to comply with everybody and want to get along with everybody.

Gary: This board cannot enforce anything the environment. The EPA definitely needs to be involved in everything out there and make sure it gets documented. Personally, you can't be dripping things into the sewer sanitary or storm. When you folks see something like that you should contact the authorities. Not us, we can't do anything for you on that.

Jeff: The next meeting will be September 14 you folks will be notified of that. I need a motion to table the discussion on Mr. Schumann's auto repair business pending written motion and clarification of some things that Mr. Schumann's working with Zoning Inspector on the fence and EPA documentation and things like that.

Gary: I make a motion that we table the 2011 BZA 07 Conditional use for Schumann's Roadside Towing Service for clarification of stipulations and conditions. Dorothy seconded it.

R/C Gary Long-yes, Jeff Gaynor-yes, Dorothy Griffiths-yes, and Remy Arness-yes

Jeff: You are done for now, you may stay or leave as you wish. Next order of business is the minutes.

Gary: I move we accept the minutes of our meeting that took place on June 8, 2011. Jeff seconded them.

R/C Remy Arness-abstain, I missed the first part, Dorothy Griffiths-yes, Jeff Gaynor-yes, and Gary Long-yes

Jeff: Any other business?

With no more business, Gary Long motioned to adjourn the meeting at 8:25 p.m.

Carolyn Chambers, Zoning Secretary

Cc: Trustees (Coia, Artz, Gibson)
Zoning Inspector (DiPaola)
Board Of Zoning Appeals Members (5)
File