

APPROVED

Rodman Lott and Son Farm
Variance Request
And
Don Elardo
Special Use Permit Request
November 18, 2006

Minutes approved as written, April 10, 2007

Present: Chairman, Steve Barto, Julie Thompson, Michael Cleere
Absent: Pete Keefer, Mervin Hurst

This meeting was called to order at 10:18 am, when a quorum was met. Rodman Lott II handed out a map of his proposed project. Mr. Lott asked if everyone knew why he was here.....Steve said they did. There was no further comment from the public. Chairman Barto asked for a motion to close the public hearing, which was first by Mike Cleere and seconded by Julie Thompson.

There was a motion to consider/accept the application by Mike Cleere with a second from Julie Thompson. Chairman Barto asked for discussion from the Board. Mike Cleere noted that it was "pretty straight-forward, as did Chairman Barto. (As stated on the application, this is an area Variance request to sub-divide a 139.3 acre parcel creating a non-conforming lot, due to lack of adequate road frontage.)

A roll call vote was taken to approve this Variance as follows:

Mike Cleere Yes

Julie Thompson Yes

Steve Barto Yes

Chairman Barto closed the hearing and announced that the Variance has been granted.

The Public Hearing for Mr. Elardo was called to order at 10:25 am. Mr. Elardo apologized for his attorney being absent, and asked the Board "What are we doing today?" Chairman Barto explained that we are going to act on the Special Use Permit Application. There were no comments from the public and the hearing was closed at 10:26 am. There was a motion to

consider the application, first by Julie Thompson, second by Steve Barto, with discussion as follows: Chairman Barto noted the this property is located on a County road, and the County is concerned with the entrances onto the road. Mr. Elardo pointed out the driveway entrances on the map of his property. He said the driveway will stay as is...there is only one drive up on to the pad. There is a stretch of parking in the front. Mr. Elardo wants to leave a fence on other side of the building, to block off that driveway which is for personal use.....which could be reopened in the future. Right now he has cars on the pad. If he has an overabundance, he will use the parking area. Chairman Barto said if the special use permit is granted today, Mr. Elardo would have to comply with the right-a-ways, and the driveways, as shown, also Pollution Lighting, so as not to interfere with traffic on the road and the residence next door. Mr. Elardo said he already has lighting in place, 1000 W bulb, that he turned down a bit for his neighbor, and made sure it didn't blind the road. It is lit up "like a stadium"...Chairman Barto said that was a problem.....have to tone it down. Mr. Elardo said he gets along with all the neighbors. If the County doesn't like something with the light, he will change it.

Chairman Barto motioned to accept this application with the following contingencies, with a second by Mike:


1. Access to River Road will be restricted to the 2 existing driveways.
2. Lighting will be Minimum, Low-impact, Non-polluting and protruding downward.
3. Must maintain the 25 ft. road right-of-way.
4. If you divert to any other use other than a car dealership, repair shop and/or storage, you will need to come before the ZBA with another special use permit application.
5. You can not put out any roadside signage.

Vote: Julie Thompson Yes
Steve Barto Yes
Mike Cleere Yes

Mr. Elardo remarked that he has a sign on the building, and an "office" sign just stuck in the grass.

There was a motion by Mike Cleere with a second from Julie Thompson to approve the minutes from August 24th and October 26th. Vote 3/0

Meeting was adjourned at 10:46 am.


Susan Hensel
ZBA Clerk