

DRB Meeting February 12, 2018 6:090 pm

DRB - Richard McClain, Amy Hornblas, Brad Alexander, Larry Gochey, Michael Socks, (ZA) Karen Deasy

Oliver Welters for applicant

1. Review agenda
2. Public comment

Discussion on training and schedule for upcoming hearing next hearing date will be March 12th at 6:00 pm

Brad motioned to table hearing and reschedule for march 12th at 6:00 Seconded by Richard vote 5-0 motioned to adjourn and reschedule. Oliver welters arrived and apologized for arriving late, he was not going to attend as it would have been a conflict, his parents were not able to attend.

Brad motioned to open the hearing , Larry seconded, vote 5-0

3. Conditional use application 752 Danville Hill RD
 - a. Open Hearing – advise all parties that all questions are to be directed to the board and the Chair will recognize you prior to having the floor.
 - b. Swear in those who wish to speak on application

Hearing opened at 6:18, Oliver Welters will be presenting for the applicant, Oliver Sworn in. Oliver stated that they are looking to change the use of the property they purchased to a mixed unit commercial facility. The requirements for parking required 15 parking spaces, they are requesting a reduction in the required spaces. His construction business employs 10 people who work offsite. Rhapsody will be using the other half of the building downstairs for production, their employees walk to work and do not need onsite parking. There is currently a single three bedroom apartment on the upper level, a variety of code issues exist with the apartment. The state fire marshal's report was included in documentation indicating required work. The requested reduction in required spaces will give them more level area for tractor trailers and delivery vehicles. Ricky asked how many space they thought to provide, Oliver indicated they

wished to have a variance on the required parking to 5 spaces. They want to leave the three spaces to the side and two along other line. The single apartment on the second level will remain. Currently the entry into the apartment runs through the commercial area, this cannot continue once space is converted to commercial space, they cannot pass through the production space to get to their unit. A new exterior stair and landing will be built to access the apartment to the rear of the building. The current unit will end up being two bedrooms instead of three because code modifications required to keep the third bedroom require significant changes.

Larry questioned the number of spaces provided across the road. Oliver believed that there were six required spaces but was not sure, the new storage units placed on site were located in new area and not placed over the required parking areas.

Question was asked as to how the parking area needs to be designated, does it have to have signs to designate each space, typically with areas with a large parking area the spaces do not need to be designated except by use the board does not typically require this.

Larry questioned 10 employees on site and apartment needs own parking, the regulations require that the parking be provided, the requirements for parking should be followed.

Tractor trailer access is something that they want to improve, issues on back roads with deliveries and narrow drives.

Question on rhapsody staff and operations on site, Rhapsody production will have one to two staff on site during production, the proposed addition for rhapsody is still in the planning stage, the new space will be for production of natto a product they produce that can cross contaminate with the tempeh causing issues with production the cultures don't mix. The natto production has increased roughly 50% in last year and relocating this will improve production.

May wish to widen the entry to allow for tractor trailers to have a wider entry. Larry indicated they have had issues with the trucks getting stuck on Danville Hill, this was a concern when the initial project was approved.

Updating the driveway access permit will be necessary when the work there begins, (separate application) would like to at some point fill more of the site to allow for access, there are drop offs behind the building and to the side. Signage, there was no indication of signage on plan, Oliver indicated that a building mounted sign would be preferred, Karen indicated that the details were not currently necessary size requirements are included in the zoning regulations, a plan should be submitted to the Zoning Administrator prior to installation. The sign could be included in the application. Oliver indicated they would like this to be included. Lighting, there is no plan for additional lighting the existing lights will be replaced with motion sensor lights, lighting, the board will recommend shielded or downward focused lights. The Dormers indicated in the plan will probably not be built as part of this application, they would be needed if a second apartment is constructed, that is not part of the current plan. The application will be for a single apartment. The downstairs employee bath will be updated. Water and wastewater are reviewed by state. Ricky asked if there were additional questions for the applicant, none from board testimony closed.

- c. Close testimony board motioned to enter executive session - Larry seconded by Michael vote 5-0
4. Board I adjourn to deliberative session,
Application was approved by a vote of 5-0 findings of the board will be issued within 45 days once completed.
5. Other Business
6. Adjourn board adjourned 7:24 pm Larry made motion to adjourn seconded Amy 5-0

Submitted by Karen Deasy