

MINUTES
ZONING BOARD OF APPEALS
Monday, April 10, 2023 – 7:00 PM
MUNICIPAL BUILDING 25500 GIBRALTAR
City Hall Council Chambers

Meeting called to order by Chairman Neace @ 7:00 P.M.

- 1. ROLL CALL OF MEMBERS:** Neace, Heyer, Davis, Ruppel. **Also Present:** Building Inspector Mike Dalton, Building Clerk Jennifer Liedel, applicant Erin McMachen (PZBA 23-004).
- 2. APPROVAL OF MINUTES:** March 13, 2023. Motion is made by Neace to approve the agenda as written, supported by Davis. All present voting yes, motion carried unanimously.
- 3. APPROVAL OF AGENDA:** April 10, 2023. Motion is made by Neace to approve the agenda as written, supported by Davis. All present voting yes, motion carried unanimously.
- 4. UNFINISHED BUSINESS:** None.
- 5. NEW BUSINESS:**
 - a. APPEAL # PZBA 23-004: Vacuuming Activities at 26796 Telegraph.
A petition to request a variance to the following article 6.00, section 6.02, sub-section C2 requirement for vacuuming activities shall be permitted in the rear yard only; provided activities are located at least 50' from adjacent residentially zoned or used property. Applicant is requesting a variance to allow vacuum activities in the side yard and front yard.
McMachen: The entire building would have to be reoriented to fit the vacuums in the back of the property. Placing the vacuums on the side of the building would also move them further away from the residential area.
Blake Farnsworth of 26655 Emma: Stated concerns about lighting, vacuuming noise, and flood water from concrete run off.
Dan Hammer of 26631 Emma: Concerned about headlights, noise, from his pool deck in his back yard.
Alan Collins of 26685 Emma: Stated concerns of traffic and speed on telegraph.
McMachen: Addressed some of the concerns to citizens stating that operation hours will be from 8am to 8pm, the 6ft wall and evergreen trees that will be planted at the rear of the property will provide a sound barrier to the residents, and lights will be LED and pointed down.
Neace: Encouraged citizens to go to the planning commission meeting regarding the additional concerns about the development and operation of the potential car wash. Read off three letters sent into the city, disapproving of the car wash.

Neace, Heyer, Davis, Ruppel- all approved. **Variance is granted.**

6. CITIZENS TO BE HEARD: None.

7. INFORMATION \ CORRESPONDANCE: None.

8. ADJOURNMENT: Motion to adjourn Neace supported Davis. All present voting yes, motion carried unanimously. Meeting adjourned at 7:26 PM.

LARRY NEACE, CHAIRMAN