

Greenfield Board of Zoning Appeals
November 16, 2010

President, Digby Terry, called the Greenfield Board of Zoning Appeals meeting to order. Members present:

Digby Terry
Leo Davis
Mike Terry
Duane Knecht

Also present:

Joan Fitzwater, Zoning Administrator
Gregg Morelock, Legal Counsel

The first item of business was the approval of the October 2010 minutes. Mr. Leo Davis made a motion to approve the minutes, seconded by Mr. Knecht and unanimously approved.

The next item on the agenda was petition 2010-11 Phillip and Susan Deem, 1310 Bowman Dr., a request for a variance to allow a residential accessory building at a height of 20 feet and 11 inches. Ms. Fitzwater gave the staff reporter which included a description of the existing dwelling and the roof structure of the proposed accessory building. She also informed the Board about the height exception in the ordinance, and how it did not work in this situation because of an underground power line. This new structure will replace an existing accessory building at the end of the driveway. Staff recommended approval of the variance request. Mr. Morelock asked about an easement for the power line. Ms. Butler indicated that an easement was not necessary since it was a service line for the property. Mrs. Deem was present to address the Board. She stated that the taller roof line would tie into the existing roof line of the house. Mr. Terry asked where the door would be. Mrs. Deem stated that there would be a service door and a garage door on the front. Following the questions for granting a variance, Mr. Knecht made a motion to approve the variance. Mr. Mike Terry seconded the motion which was unanimously approved.

The last item on the agenda was petition 2010-12 Greenfield-Central School Corporation, 200 W. Park Ave., for a conditional use modification to reconfigure the parking lots and driveways. Ms. Fitzwater gave a staff report which included a description of the previous approval for parking lots and driveways granted in June. The temporary parking lot has worked well and the petitioner would like to keep this lot and remove the previously approved lot. The City Engineer has looked at the proposal in regard to traffic safety and drainage. This request also includes a lighting plan. Ms. Fitzwater recommended approval of the conditional use with the conditions as listed in the written report. Mr. Davis asked if there would be an exit onto Maple Dr. Ms. Fitzwater stated that there would not be. Mr. Dan Strahl came forward to represent the petitioner. Mr. Strahl also stated that the temporary lot was working well and that the underground storm water storage was too expensive. The plan has been revised to detain the water on site. Mr. Knecht had a question on student drop-off. Mr. Strahl described the traffic flow on the site for the Board. Mr. Davis made a motion to approve the conditional use modification with the conditions as listed in the written staff report. Mr. Mike Terry seconded the motion which was unanimously approved.

Being no further business to come before the Board, Mr. Mike Terry made a motion to adjourn, seconded by Mr. Davis, meeting adjourned.

Respectfully,

Donna Butler
Permitting/Zoning Technician