

Zoning Board of Appeals Meeting Minutes

CHATSWORTH ZONING COMMISSION
BOARD OF APPEALS
MONDAY, OCTOBER 8, 1984 7:30 p.m. MINUTES

Charles E. Elliott, Zoning Administrator started the meeting with roll call. Members present were Bill Rosendahl, Tom Brand, Vendell Sanders, Leon Carrico, Ron Sheppard, Marilyn Lowery and Lillian Saxton.

The meeting was brought to order. Minutes were read and approved.

New business, Case ZM 1-84 - Request of Gerhardt Dohman to change zoning of Lots 4, 5 & 6 in Block 1, J. H. Megquier's 1st addition to Chatsworth, also known as 111 E. Walnut, from R2, Multi-Family to C1 Local Business for the purpose of using dwelling structure as office.

This notice was published in the Chatsworth Plaindealer September 20, 1984 and surrounding property owners have been notified of this meeting.

Gerhart Dohman was sworn in for testimony. The Bloomer Line Railroad wants to use the house described as an office first and residence second. This property is now zoned as residential. Larry Kurtenbach questioned if this zoning would lower the property value of his home. Charles Elliott stated that it would not be certain if there would be a change in the property value, but that commercial zoning usually brings the value of property up by 1/3. Charles and Maxine Costello both reported that they were concerned about the future of the property after the zoning was changed to commercial and what could happen in the future regarding this property in their neighborhood.

Charles Elliott had the secretary read Section 9 - 1 stipulating the business which would be allowed under this zoning.

After discussion and review of Section 22, Special Use Permit, William Rosendahl made a motion to leave the zoning as R2 and to grant Special Use Permit to the Bloomer Line Railroad Co. for office use for the one year of their lease, reviewing this matter again after one year. Seconded, Leon Carrico.

Voting was recorded as follows:

| | |
|-----------------|-------|
| Vendell Sanders | - Yes |
| Tom Brand | Yes |
| Bill Rosendahl | Yes |
| Leon Carrico | Yes |
| Ron Sheppard | Yes |
| Marilyn Lowery | Yes |
| Lillian Saxton | Yes |

Charles Elliott stated that this unanimous vote and the recommendations would be presented to the Town Board.

Case ZM 2-84 - Request of Charles Sorey to change zoning of Lots 5, 6, 7 & 8 in Block 4 Boies & Wyman's Addition to Chatsworth, also known as 307 E. Spruce, from R2, Multi-Family to II to allow construction of an addition to present one car garage for the purpose of auto repair and body shop. This notice was in the Plaindealer September 20 and all surrounding property owners notified, Charles Sorey was sworn in for

testimony. His request is for only the two west lots, 7 & 8, and that he would like to put up a 30 x 40' building on the North side of this existing shop which is now used principally as auto body and expand this business to the sale and service of used cars. He would like this zoning to be changed and assured the board that there would not be a junk yard on this property nor would he be hiring any employees.

There were no neighbors attending the meeting nor any protests made to Charles Elliott concerning this matter.

After discussion Leon Carrico made a motion to present the recommendation to the Town Board to present Charles Sorey with a Special Use Permit to put up a building 30 x 40 on Lot 7 & 8, Block 4, Boies & Wyman's Addition, with the restriction that this be granted for as long as Charles Sorey is the owner and operator and this property would revert back to residential R2 as soon as he ceases to own the property. Ron seconded.

Voting was recorded as follows:

| | | |
|-----------------|---|------|
| Vendell Sanders | - | No |
| Tom Brand | | Yes |
| Bill Rosendahl | | Yes |
| Leon Carrico | | Yes |
| Ron Sheppard | | Yes |
| Marilyn Lowery | | .Yes |
| Lillian Saxton | | Yes |

With a vote of 1 nay and 6 ayes, this recommendation will be presented to the Town Board.

Leon made a motion for adjournment; seconded by Marilyn Lowery.

Respectfully submitted., Lillian Saxton