

**Albion BZA Meeting – Minutes
June 16, 2010
6:00 PM Albion Municipal Building
211 E Park Drive**

Members Present: Larry Ellet, David Bremer, David Dunn, Charles Elser (arrived late) and Terry Dazey. Also in attendance were Town Manager Beth Shellman; Town Attorney Mike Yoder; and petitioners Randy and Dawn Gunder.

Meeting was called to order by Chairman Ellet at 6:01 PM, with a quorum present.

Approval of Minutes: Minutes from the May 19, 2010 regular meeting were approved as submitted by a motion and second (T. Dazey/D. Bremer). Carried by a 4-0 voice vote.

New Business:

Use Variance Number 2010-03, Randy and Dawn Gunder, doing business as G & G Construction, requesting a Variance from Albion Zoning Ordinance to allow outdoor display of up to 10 carports and storage shed buildings for sale and up to 5 rental trucks/enclosed trailers to be parked outdoors for rental use; real estate located 606 S Orange Street, former Moore Tire Store, part of Outlot 16 in Harvey's Addition to the Town of Albion.

Randy and Dawn Gunder were present. Proof of legal publication was noted as was verification of notification to surrounding property owners. Written correspondence in support of this petition was received from the Noble County Board of Commissioners (on file in petitioner's file) and verbal approval was received from David Kitrush, owner of Randals Autostore and Monte Egolf, CEO of REMC. Chairman Ellet opened the public hearing at 6:03 p.m.

Randy and Dawn explained they acquired the property originally just to clean it up because it adjoined other property they own. They are proposing to keep outside display of carports and sheds they are selling as a representative of the American Steel company. Also, they will construct wood sheds off-site and display them outdoors. They will compliment this business with rental trucks and trailers (U-haul or Penske) offered for rent from the property. They do not plan to open an office at this site since they currently have an office off-site. None of the sheds, carports or rental vehicles will be placed/parked in areas that will block the view of the public traveling on Orange Street or Weber Road. They propose a maximum of 10 carports and sheds or 5 rental trucks will be displayed outdoors at any given time.

Beth clarified that the property is zoned Central Business which allows a maximum of 3 business signs and retail sales to be conducted on the property. The Variance is being requested to allow the outdoor display of items for sale. There being no further discussion, the hearing was closed at 6:13 p.m. Board members then reviewed and adopted Findings of Fact in support of the request.

A motion was made and seconded (T. Dazey/D. Bremer) to approve the Variance as requested. Motion carried by a 5-0 voice vote.

With no further business, a motion was made and seconded (C. Elser, D. Bremer) to adjourn the meeting at 6:18 p.m. Voice vote determined the motion carried by a unanimous 5-0 margin.

Larry Ellet,

Chairman

David Bremer,

Secretary