

**Albion Board of Zoning Appeals Regular Meeting
Minutes – July 20, 2005 - page one of two**

CALL TO ORDER: The Albion Board of Zoning Appeals held a meeting at 7:00 p.m. on Wednesday, July 20, 2005 in the Police Department Training Room located at 124 S Orange St.

ATTENDANCE: Upon determining a quorum was present, Vice-Chairman John (Jack) Robinson called the meeting to order at 7:00 p.m. Members present were Charles Elser, Fred Rawles and John (Jack) Robinson. Absent were members Terry Dazey and Stan Strater. Also present were Beth Shellman, Town Manager; Scott Pounds of LCI Construction and Bob Braley from the Kendallville News Sun.

A motion was made and seconded (Jack, Fred) to approve the minutes of the May 18, 2005 regular meeting. A voice vote showed the motion carried unanimously 3-0.

OLD BUSINESS: none

NEW BUSINESS: BZA Variance Number 2005-04 – Dexter Axle, requesting a Variance from Section 5.5 Standard Setbacks, Albion Zoning Ordinance, to allow an expansion to Plant 2 with a 10 foot front setback from South Park Dr right-of-way, instead of the minimum required setback of 30 feet; real estate located Section 19, Jefferson Township; common location on South Park Dr, west of East Park Dr; containing 4.015 acres.

Beth noted the public hearing notice was published on July 6, 2005. Interested parties were notified as required by law, no correspondence was received. Present was authorized representative Scott Pounds of LCI (Leatherman) Construction.

Scott explained the addition will be attached to the west side of Plant 2. It will be a single-story addition 90' x 290'. The tallest portion of the building (eave height) will be 41' high. The soils elsewhere on this property are unsuitable to build on and they are adding a 1.2 million pound press and machinery that needs to be stored indoors. The press will feed materials to other machines in Plant 2.

Fred asked how much of the building will be at the 10' setback and Scott replied it would only be the proposed addition. Charlie noted the existing building is 55' from the Right of Way of South Park Drive. Scott added the existing building will remain at this 55' setback.

Jack asked what was on the south side of Plant 2 and Scott explained it was the truck docks. The parking lots will stay as is. Dexter is required to have one off-street parking space for every employee on the largest shift. Dexter employs 227 on their largest shift and has 365 existing off-street parking spaces available.

After reviewing the required Findings of Fact, a motion was made and seconded (Jack, Charles) to approve the Variance as requested. A voice vote determined the motion carried unanimously 3-0. Findings were signed and made a part of the permanent record.

REPORTS OF OFFICERS AND COMMITTEES – none

COMMUNICATIONS, BILLS, AND EXPENDITURES - none

ADJOURNMENT – there being no further business, Jack motioned, Charles seconded, to adjourn the meeting at 7:25 p.m. Motion carried unanimously.

Jack Robinson, Chairman Pro-Tem

Beth Shellman, Secretary