

**Town of Urbana
Zoning Board of Appeals
Minutes
March 21, 2012**

Board Members Present:

Scott Burg	Chairman
Charlie Egresi	Board Member
Richard Frey	Board Member
Nichole Dresser	Board Member
Marietta Nye	Recording Secretary.

Board Members Absent;

Mike Adams	Board Member
------------	--------------

Public Present: Douglass Schuckers, Kim Sprague, Laura Chandler.

Public Hearing

Chairman Opened the Hearing at 7:03 pm

Chairman Burg stated we had a quorum.

Mercury Aircraft/Kimberly Sprague- Application # 2012-001

Applicant is filing for a Use Variance in an Industrial District to establish a retail Store, to include gift shop, crafts, and bulk foods. Pursuant to Code 105-12- I.

Public Questions/Concerns:

Douglass Schuckers stated that he would strongly encourage the town to grant the variance.

Board Questions/Concerns:

Chairman Burg asked about the parking. He wanted to be sure that the parking met the code as stated by Zoning Officer Magee. The code requires that there be one parking spot for every 200 sq ft of retail space. Airman Burg reviewed the rooms that the applicant would be using, In order to calculate the total square footage to determine the number of spaces needed.

The applicant asked if the parking across the street would be acceptable. Chairman Burg did suggest a cross walk be implemented if they were to move in that direction.

Mercury Aircraft representative Laura Chandler asked if the granting of this variance would affect the Industrial zoning for the rest of the factory/company. She was reassured.

Chairman Burg questioned about signage, the applicant stated that they would be using the current signpost and that the new sign would be the same size.

Chairman Burg asked for a motion to close the Public Hearing.

Richard Frey made the motion and Nichole Dresser seconded.

All members voted Aye. So moved. Public Hearing Adjourned at 7:13 pm

Chairman Burg opened the regular meeting at 7:15 pm.

Minutes:

The Board reviewed minutes from January 18, 2012.

Mr. Egresi made the motion to approve the minutes of January 18, 2012 as submitted.

Seconded by Mr. Frey. All were in favor. So moved.

Variance Findings and Decision:

Mercury Aircraft/Kimberly Sprague- Application # 2012-001

Applicant is filing for a Use Variance in an Industrial District to establish retail Store, to include gift shop, crafts, and bulk foods. Pursuant to Code 105-12- I.

The Board reviewed, discussed and completed the VR2 Variance Findings & Decision,

Motion to accept Findings was made by Richard Frey and seconded by Charlie Egresi.

Roll Call vote:

Chairman Scott Burg Aye

Board Member Nichole Dresser Aye

Board Member Charles Egresi Aye

Board Member Richard Frey Aye

So moved.

Motion to Grant Variance was made by Richard Frey and seconded by Nichole Dresser.

Roll Call Vote:

Chairman Scott Burg Aye

Board Member Nichole Dresser Aye

Board Member Charles Egresi Aye

Board Member Richard Frey Aye

So moved.

Decision completed by chairman and will be sent to applicant, return receipt within 5 days.

Motion to adjourn meeting was made by Nichole Dresser and seconded by Richard Frey.

Regular meeting adjourned at 7:55 pm

Respectfully Submitted,

Marietta Nye
Recording Secretary