

Quarterly Zoning Meeting

July 6, 2015

Present

Trustees: Sue White, Roger Klodt, Mike Lang

BZA: Kevin Steiner, Chuck Guthier, Jason Bonecutter, Betty Siegfert, Bob Moledor

Commission: Paul Hyde, Gary Harrison, Rich Knapp

Residents: Margaret Hyde, Ken Adams, Darrell Hylton, Carolyn Hylton

K. Steiner: Opened meeting with pledge. Welcomed audience.

G. Harrison: Likes the report from ZI and the reminder calls.

S. White: Everything is going well. Erin is doing a nice job keeping everything documented. Several complaints that are being addressed. Eberly rd. complaint was withdrawn. It doesn't matter though; the township is still moving forward bringing the property into compliance. Thought the last BZA hearing went well.

K. Steiner: Also thought the BZA hearing went well. Liked the additional data. A resident had concern about drainage. He was very nice about it. The next morning the Sarchiones were there trying to address the resident's concerns. Overall, thought meeting went well.

S. White: Could the property across from Ford dealership be readdressed if paperwork was properly submitted?

E. Myrla: The BZA denied the variance because they felt it was not a proper variance request, but rather a zoning change was necessary.

S. White: Then why was the variance allowed for the property down on 44 by Bassett Rd. I think precedent is something we need to look at and think about.

M. Lang: The pizza roll up place was already established and had a building. The property across from Ford dealership had a house.

R. Klodt: Where are we at with information from T. Peetz? Will that be on the ballot this year?

R. Knapp: Maybe the ones that we all agree on, we can move forward with. Perhaps, with TC changes we can continue the discussion.

S. White: The people that I have talked to like what is there right now. The complainers stated that if the dealerships would put sidewalks and landscaping, they'd be happy. I would not want to have a bunch of cars right beside me without a buffer. A lot of people don't have a problem with the car dealership, but don't want the town to be bumpers and headlights. If plans were submitted, put a buffer in and we could end the whole thing. I spoke with Booher today. Has a growing business. He's giving some property to the church for additional parking. He had surveyor combine properties under one parcel number. He didn't know about zoning change in 2005. He's going to bring mylar to ZI.

R. Knapp: Talked about map changes. If the East change is something we all agree on, I don't think it makes sense for us to slow them down.

R. Klodt: If you're going to extend it to the voters in November, it needs to be done by August.

S. White: I don't think East needs to go to the voters. I think the trustees can vote on that and Fairground. If you took what the dealership owns now, find out what they want to do and put it before everyone. Do the neighbors understand that a grocery store could be there and nothing could be done? At the last meeting, someone said at the last meeting that all three trustees are in Sarchione's pocket. I didn't make a dime. I did all of that for free. The next time someone tells this board that the trustees are in the Sarchione's pocket, I want someone to correct them.

R. Klodt: The three of us are not in their pockets. I do work for them and get a paycheck. I don't discuss zoning with them. I think the line of communication has greatly improved since Erin took over. That's the biggest advantage to this whole mess.

K. Steiner: From what I understand, J. Sarchione knows that he has some mandates coming from Ford and he needs to know what those will be before he knows what he can do. I think they're supposed to be meeting this week. The officials from Ford will be in town to tell them what they want them to do. I think possibly after that, we can get paperwork from Sarchiones that will add to a variance application. I think we should revisit it (1670 St. Rt. 44). There's precedent set, the precedent is almost as good as the law. If they want to press the issue, they could take us to court.

G. Harrison: So since, Sarchione and East got to do it, anyone can do it?

S. White: What I'm saying is if you give something to someone, and not to another, they can sue you and win.

E. Myrla: Would the boards like me to contact Chris Meduri and ask if it's okay to revisit this variance?

S. White: I don't care what you do.

M. Lang: Discussed precedent. It would be up to the judge.

S. White: Why can't we grant the variance on 1670 St. Rt. 44? When I talked with C. Meduri, he said if the neighbors gave permission he would allow them to do what they want to do with the lot until the zoning is changed.

K. Steiner: Part of the issue is not so much what they're doing, but how they're doing it.

S. White: I agree.

K. Steiner: They've done good things. The neighbors are complaining, if they had plans to see what it's going to look like, they'd be ok.

B. Moledor: I would like ZI to contact C. Meduri and ask about rehearing a variance.

E. Myrla: I will call C. Meduri and ask about rehearing a variance for the same issue on the same property that one was denied on.

S. White: I don't want people on 44 afraid that it's going to be turned into a car lot. As far as I'm concerned it's not.

B. Moledor: What's the fairground going to do with their property?

G. Harrison: It's a good thing, that there is another drive into the fair.

B. Siegfert: Chuck Brieding said they don't know what they want to do with the new property.

E. Myrla: What was discussed was getting a variance to use the new drive?

M. Lang: I think that's the best way to go.

S. White: What's the best thing to do with East, Sarchione, Fair?

M. Lang: East has been a good neighbor doesn't see an issue with zoning change. Fair be careful what is granted on the property before you wake up and see an amphitheater.

S. White: Can ZC make a motion tonight about East?

M. Lang: It is important to follow procedure. What the fair does is good, but they need to conform to what is required.

S. White: ZC move forward with East zoning change. Fair should do BZA one more year until they have long term plan.

R. Knapp: Either way the zoning for East should be changed and moved forward with. If they aren't happy with the time frame, they could ask for a variance.

R. Klodt: Procedural discussion.

P. Hyde: What if Booher came to one of the meetings and asked to change the zoning?

M. Lang: Are the neighbors around East ok with the zoning change?

R. Knapp: do we need to contact the neighbors and ask them to the next zoning meeting?

E. Myrla: Procedural discussion.

R. Knapp: Does that sound like a plan? We'll move forward with East zoning change and if they want to file a variance, they can do so.

R. Klodt: If East filed for a variance, they could then still be in compliance if zoning was changed.

K. Steiner: East will file for a variance?

S. White: I hope. If they want to do something quickly.

B. Moledor: What about the Troyer property?

S. White: If East bought it, they wouldn't tear it down. They would rent it out. I'm hoping that a young couple buys it. I don't want it torn down.

R. Knapp: For the fairgrounds lot, are we going to table the zoning change?

M. Lang: I would be cautious.

E. Myrla: It's up to the ZC. It might be something to bring up at the next meeting. This is just a time for everyone to share their thoughts.

K. Steiner: Do you want me to call Chris or do you want to?

E. Myrla: I will.

K. Steiner: If there is a good set of drawings, it would be helpful, if there were sidewalks, lighting.

S. White: Because 1670 St. Rt. 44, it's TC, what if they had their employees park there?

M. Lang: If they park employee's cars there, we couldn't say anything. It's not advertised parking. Any of the TC businesses can have parking.

S. White: That's right, any of them.

G. Harrison: The gate is closed. Is it going to stay closed?

M. Lang: No, who closed it?

B. Siegfirth: It was closed this morning.

M. Lang: It should not be closed.

K. Steiner: Any other points of discussion from the boards?

D. Hylton: Not one of four or five neighbors that live close to town. We're across from East. Don't have a problem with East or Sarchione. A master plan for Randolph would be something we should work on. Likes points about buffers. The problems are caused from not following current zoning laws or not enforcing them. I would watch setting precedent by letting East or Fair have something, but not Sarchione. They have a right to be here. Just because it's changed names, we shouldn't hold them back from expanding. The expansion should be controlled. The best thing I heard tonight should be buffers. Believes variance can be granted for just about anything, as long as people approve. Never seen anyone ask for a variance that didn't have a complete plan to give an idea of what it's going to look like when it's done. If someone has made a mistake, follow procedure to correct it. Exercise the power you have. Some things need to be fixed quickly. I live really close to the fair. I really enjoy it. Keep in mind the boards have the power to govern, which is what you should be doing. A lot of variances can be granted for quick procedures, but it should be stated in there.

B. Siegfirth: Asked about 3575 Randolph sound analysis.

E. Myrla: The data is still being analyzed.

K. Steiner: How much does that cost?

E. Myrla: \$400-\$600

G. Harrison: Does Mary have someone help her with audits?

S. White: The auditors come in. We don't have a choice. They are paid to check our books. The township has to pay for it. Before Mary took over, there was an issue and

that audit cost \$20000. Mary now has it around \$3000-\$7000. She does an excellent job. The state and Janet Esposito are very helpful.

B. Siegfirth: How's the recycling going? There was a plastic chair today.

M. Hyde: There used to be a bin that took the plastic before.

K. Adams: Now all items can go into the single system.

S. White: Thank you to everyone. This is a thankless job. Everyone is doing such a good job. This is a true hassle, zoning is a hassle. In 2005, there was a plan. What they wanted was a butcher, baker, and candle stick maker. Our per capita is not enough to sustain those. We don't have the population or income to keep it. In 2005, the sewer wasn't here, now it is. It changes things. I don't think there is anyone who doesn't want the town to look nice. It's nice to see East growing and employing people. To see Sarchiones employing people is good. They're no better, but they're taking more risks. As long as you care and do the right thing.

K. Steiner: Communication from ZI has increased a lot since Erin has been in there. If we had that 7 or 8 years ago, we wouldn't have a lot of these issues.

G. Harrison: Discussed an area he visited where shops and stores were close together in town. It was nice. It would be nice if we could designate an area like that.

S. White: Area on Waterloo Rd., 47 acres, it's really not marsh. It's in the middle of the woods. It's a perfect place for someone to put a tool company. It would never be farmland because of the terrain. I mentioned it at a zoning meeting and no one wanted it. It seems like industrial in Randolph is not wanted. In 2005, the zoning was put together by people who didn't want industry.

K. Steiner: Meeting adjourned 8:26pm