

*Zoning Board of Appeals
Village of Dexter
Special Meeting
Monday, July 8, 2014/6:30 PM
Minutes*

The special meeting was called because of an area variance request by Cullen Countryman. Mr. Countryman owns the property located at 304-306 Brown Street {72.67-3-61} and 312 Brown St. {72.67-3-62}. Mr. Countryman is proposing a 4,480 sq ft grocery store and two gas pumps to be built on property. Property is zoned commercial. Mr. Countryman is requesting a 5ft front yard area variance and a 25 ft rear yard area variance.

Quorum: Yes

Members present: 5 Don Butler, Karin Martinez, Stephen Higgins, James Marvin, Steven Carr

Members absent: 0

Also present: Michael Bourcy/Jefferson County Planning
James Millington/Code/Zoning Enforcement Officer
James Eves/Mayor/Village of Dexter
Cullen Countryman/Applicant

Meeting called to order at 6:32 PM by Chairman Butler.

Privilege of the Floor: None

Motion Steven Carr 2nd James Marvin to approve minutes from the April 28, 2014 meeting.

No corrections.

Ayes: 5 Don Butler, Karin Martinez, Stephen Higgins, James Marvin, Steven Carr

Nays: 0

Correspondence: None

Old Business: None

New Business: Chairman Butler asked Cullen Countryman to explain to the Board his proposal and why he is requesting the variances.

Mr. Countryman stated his intentions are as follows:

~To build a new store, 4,480 sq. ft. in size. This will be a substantial increase in comparison to his present business. He would operate his present business until he can move into his new building. In the future, his present building may be used to house other businesses such as a laundromat, pizza shop, etc.

~ Mr. Countryman will also include 2 gas pumps with his new store. His original plan included 3 gas pumps. One pump has been eliminated to create more parking places.

~Present garage now sits about 1 ft. from the property line. The garage will be torn down if project progresses.

~Basement of present store {11 ft. -12 ft. in size}, which now houses compressors, may be part of the new store as a warehouse or in some other capacity.

~Compressors in new store may be housed on the roof or outside installation.

~The new store will be built on a slab/no basement.

~Mr. Countryman is aware he will need to combine his 3 properties into 1 property.

Comments from ZBA Members

~Huge boost for the Dexter Community

~Important that light shielding and fence or some type of barrier be provided for the neighboring property.

~Chairman Don Butler read to members the 5 important questions to consider while contemplated the variances requested.

~Suggestion from Michael Bourcy to ask the Dexter Fire Department for an opinion on the rear yard setback. {in case of a fire}

~Side variances meet code.

~25 Ft. variance is for the building only and not the full property.

Motion Steven Carr 2nd James Marvin for a Public Hearing to be held at the next regular scheduled meeting for July 28, 2014.

Ayes: 5 Don Butler, Karin Martinez, Stephen Higgins, James Marvin, Steven Carr

Nays: 0

Regular meeting will be held at 6:30 PM and the Public Hearing will be held at 6:40 PM.

Motion Steven Carr 2nd James Marvin for adjournment.

Ayes: 5 Don Butler, Karin Martinez, Stephen Higgins, James Marvin, Steven Carr.

Nays: 0

Meeting adjourned 7:10 PM.

Respectfully submitted,

Charlene Mannigan
Clerk