**WABASH CITY BOARD OF ZONING APPEALS MEETING MINUTES**

**FEBRUARY 15, 2018**

Members Present: Doug Adams, Oren Wagner, Pat Mitchell, Larry Hoover, Sec. John Stephens,

Attorney Doug Lehman

Member Absent: Todd Titus

1. Old Business:
2. Minutes from the December 2017 meeting, were approved as presented
3. New Business:
4. Election of Officers:

Member Oren made a motion to keep the same officers and a 2nd by Member Mitchell

Doug Adams as Chairman, Oren Wagner as Vice Chairman, Sec, as John Stephens and Attorney as Doug Lehman. All in favor

1. Nathan Schuler- 3564 S. State Rd 15-Request for a Variance to permit the operation of a plant nursey at the old South Side Gardens property.

Attorney Rick Fisher was representing Nate Schuler, and explained to the board what his intentions were. With only 4 members here they did decide to continue with the Variance application.

Attorney Fisher explained to the board that Mr. Schuler wanted to use this a plant nursey, which does not really change the use of the property, but thought it would be safe to ask for the use Variance. He wants to plant shrubs and trees, and have storage for mulch and plant materials. The house will still belong: to Mrs. Pilgrim.

Motion was made by Member Wagner to vote on the Variance and a 2nd by Member Mitchell. Motion passed 4-0.

1. Ben Bailey 492- N. Wabash request for a Variance to permit the use of an event facility and suites, they have also purchased the property 187 Manchester Ave. (the old Checker Station) for parking.

Ben Bailey spoke to the board what his intentions are for this facility. He wants to allow wedding parties and any other parties that may need a place to host and also have some accommodations for over night stay available.

He also stated that he is working on lease agreement with Charley Creek Gardens for the use of their parking lot, and have also purchased the vacant lot at 187 Manchester Ave., there is also some off street parking available. He is also working with some carting groups for the parties. He would also like to have a Handicap parking sign out front of the building, and possibly a 15 mins loading and unloading sign.

Member Mitchell asked if Mr. Bailey will live on site, he stated no, but they have installed cameras for entries and exiting of the building.

Member Adams asked how many sleeping rooms are available, Mr. Bailey stated 7 rooms for sleeping.

Attorney Lehman said that this could fall under boarding and lodging, which would require 1 parking apace per 3 occupants parking spaces, or it could fall under a social center which would require 1 spot for every 6 occupant’s. He also said he may need a Special Exception for the lot on Manchester Ave..

Attorney Lehman did say however the board may want to be sure there is a written agreement for the lease of the Charley Creek Gardens. He also stated they could approve this Variance with conditions regarding the parking.

Mr. Bailey did say they have closed on the Checker station property, they are just waiting on the paperwork. Mr. Bailey stated they have 2700 available square feet. He also asked if Street parking is included in this formula, Attorney Lehman stated he does not think so, as it is a residential area. Building Commissioner stated he sets the capacity for the building, and Attorney Lehman said this board can over ride the decision of capacity if they feel there is

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not enough parking spaces available. Mr. Bailey stated there are approx. 74 spots at Charley Creek, and 14-16 spots on Manchester Ave.

Mr. Bailey stated he would re-work the lot on Manchester Ave., and would also have security cameras on site for the safety of the guest and their vehicles.

The vacant lot on Manchester Ave. is already zoned General Business.

Attorney Lehman suggested that Mr. Bailey let his guests know to not park on the City Street, if staying overnight, but they need to use the parking areas available.

A neighbor just west of the Church stated he does park on Stitt St.,

Mr. Bailey did state he could put in an over size drive next to the church for loading, but it would most likely cost $20,000 he would like to have the spot out front for this.

Motion was made by Member Adams to vote on the Variance, with the acceptance of the lease agreement with Charley Creek Gardens, and no parking on the street from his guests.

Mr. Bailey stated he would like to first use his lot on Manchester Ave., Attorney Lehman suggested that is a Special Exception is granted for the lot on Manchester Ave., or the lease agreement with Charley Creek, and also have a written agreement with his guest not to park on the street. If both lots are to be used they would available for a 380 capacity limit. Mr. Bailey only expects 50-60 quest at one time. Mr. Lehman also said we cannot prevent anyone from parking on the public street, but we could ask that anyone staying overnight, be required to park in the lots.

Mr. Bailey is also working exclusively with other venues to have things delivered to his guests, so they don’t have to come and go so much, things can be brought to you.

Member Adams stated the motion that a lease agreement or special exception granted, and that a notice be issued to the guests for overnight parking. Attorney Lehman stated the Checker Station needs to have a Special Exception for parking. So the motion to vote on will be approved the Variance on the condition that there will proof of the lease with Charley

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Creek or the Special Exception on the Manchester Ave., and that the guest be informed to park in the lots if staying overnight.

Motion passed with these conditions in place. 4-0

Being no further business meeting adjourned.