

BOARD OF ZONING APPEALS

MINUTES

January 3, 2012

Members Present: Lynne Thomas-Roth Mr. O'Callaghan
 Glynn Marsh

City Staff Members
Present: John Applegate Denise Winemiller

Mrs. Thomas-Roth called the Board of Zoning Appeals meeting to order on January 3, 2012.

Attendance was taken and Mrs. Thomas-Roth, Mr. Marsh, and Mr. O'Callaghan were present.

1. Mrs. Thomas-Roth asked if there were any corrections or additions to the minutes of August 2, 2011. There were no corrections so Mr. Marsh moved that the minutes be accepted as prepared. Mrs. Thomas-Roth seconded the motion. Mr. O'Callaghan abstained and the other board members voted in favor of the motion. The minutes were accepted as prepared.

2. 12-01 Special Exception- Request from Rachel and Dan Garber, Covered Wagon Farm Market, 607 North Main Street, Union, Ohio for a proposed new greenhouse, with an extension in adding all of the required parking spaces.

Mr. Applegate introduced Mr. and Mrs. Garber who were attending the meeting to answer any questions.

Mr. Applegate said the proposed greenhouse was an accessory building and would need to have a connection to the main structure. He asked the board members to look at the additional plan that Mr. Garber had provided that evening.

The new greenhouse will attach to the covered porch of the existing building.

In response to a question from Mrs. Thomas-Roth, Mr. Garber said the new building will face south. He said people will be able to pull up to the front of the greenhouse.

Mr. Marsh asked if the new building will be closer to the existing building than the old one and Mr. Garber said yes.

Mr. Garber said the size would be 72 x 100 feet.

Mr. Marsh asked if it was a poly-green, seasonal greenhouse. Mr. Garber said the top and sides were poly but the back was poly-carbonate, which is heavier and like a see-through plastic. The front will have metal siding to look like the other structure.

Mr. Garber said with the new greenhouse, they were hoping to do poinsettias at Christmas time and more things than what they can do now.

He added that there will be heat in the building and they will start to raise their own plants instead of bringing them from their Darke County location.

Mr. Marsh verified that the Garbers will be allowed to go forward with the construction of the greenhouse but not do the parking spaces right away unless it was needed. Mr. O'Callaghan said he understood that the parking spaces were deferred until a later date but not indefinitely.

Mr. Applegate said it would depend on how things went with the expansion. They could go ahead and get the building up and see what happens.

Mrs. Thomas-Roth said that it was great that the business has grown.

Mr. Marsh said he had no problem with granting the special exception so he moved that the special exception request be approved. Mrs. Thomas-Roth seconded the motion. All concurred and the motion was passed. The special exception was granted.

Mr. Applegate told Mr. and Mrs. Garber that their request was approved.

Board of Zoning Appeals

January 3, 2012

Page 3

Mr. O'Callaghan said that it was nice that they were expanding their business. Mr. Applegate said they had done a great job. Mr. O'Callaghan said the deli business was doing well and Mr. Garber said they were adding another deli counter because they were getting a big lunch crowd.

3. Open Agenda

No one had any new business to discuss for the open agenda.

4. Mr. Marsh moved that the Board of Zoning Appeals meeting be adjourned. Mrs. Thomas-Roth seconded the motion. All concurred and the meeting was adjourned.