

BOARD OF ZONING APPEALS
Wednesday, October 17, 2018
5:00 pm
Town Council Chambers
Variance Petition-Public Hearing

Members Present:

Cindy Spears
Jerry Hoffman
Tom Hurley
Mike Raper

Members Absent:

Tom Chiudioni

Others Present:

Matt Ray
Erin Hurley
Andrew & Kylee Eller, Petitioners

Matt Ray called the meeting to order at 5:00 pm. Members present were Cindy Spears, Tom Hurley, Mike Raper, and Jerry Hoffman. Tom Chiudioni was absent.

Cindy Spears moved to approve the minutes from the May 30, 2018 meeting. Second by Tom Hurley. All members present voted aye.

Andrew & Kylee Eller:

Matt Ray presented an application from Andrew & Kylee Eller. They are requesting a special use variance to open an agritourism business, Westwind Farm & Fiber, on their property at 701 N. County Road 725 W., Yorktown. Mrs. Eller presented plans and samples of their raw fleece products. They plan to renovate a barn on their property to host events for farm tours, fiber arts classes, and school field trips. They plan to be open from May through October. There is a milk house that they would like to convert to a farm store to sell eggs, produce, meat, and fiber.

The maximum capacity, hours of operation, and parking were discussed. There will only be one class at a time so the maximum will be 35 students with a chaperone. There is an existing circular gravel drive which is sufficient for buses. Parking will be in the grass. This property is zoned residential/agricultural, so unpaved parking is permitted.

Matt Ray discussed signage for the business. There will be a ground level sign in front of the property. Matt will approve the sign size and location before issuing a sign permit.

Public Comment:

Leslie Baim lives across the street from the Eller's. She has no problem with their business plan and stated that they are good neighbors.

Tom Hurley moved to approve the special use variance as presented. Second by Cindy Spears. All members present voted Aye. **Variance approved.**

Meeting adjourned at 5:30 pm.


(President)