

Minutes of the 11/5/15 Preble Zoning Board Authority Meeting

Members Present: Chairman Dan O'Shea, Bob Lieber, Nancy Dalley, Amy Bertini

Members Absent: Jay Currie

Also Present: Attorney Don Armstrong, Hilda and John Stevens and Peter Werner

The meeting was called to order at 7:35 by Chairman Dan O'Shea.

New Business: Dan O'Shea declared that the purpose of this meeting is to decide if there is enough information available to hold a public hearing related to Peter Werner's application for an Area Variance on his property on Green Lake Rd. Don Armstrong further explained that it would be determined if the application needed to be submitted to County Planning and a Public Hearing would be scheduled at the next Preble ZBA meeting. At that time a decision would be made. Mr Werner explained that his application to build a one family dwelling on his property had been denied. He was told he had to meet the setback requirements. An in-depth discussion followed. It was decided not to send it to County Planning but Don Armstrong will have the County Health Dept. review the details of the pre-existing septic system in advance of the December Public Hearing.

Motion made by Bob Lieber to hold a Public Hearing on this appeal regarding Mr Werner's request for an Area Variance at the December 3 meeting at 7:30 and Amy Bertini seconded. All in favor, the motion carried.

Next on the agenda was Hilda Steven's application for a subdivision on her property on E. Hill Rd. It's an existing non-conforming property and the division would result in two non-conforming properties due to not meeting the road frontage requirements. The Planning Board rejected the application and it was sent to ZBA on appeal. Mrs. Stevens thoroughly explained the details of her application and discussion followed. A right of way for the proposed subdivided property is planned and the applicant was informed that the details of the right-of-way need to be officially included in the deed. Don Armstrong advised her to have her attorney send a copy of the proposed deed revisions to the ZBA. **Motion** was made by Bob Lieber to hold a Public Hearing on the proposed subdivision to be held on Thursday, December 3, at 7:30. Nancy Dalley seconded and the motion carried.

Old Business: The board reviewed the minutes from the previous meeting which was held on October 2, 2014. It was decided to hold off on a motion to accept the minutes as written until the next scheduled meeting. The reason being that there was not a quorum to vote, as only the chairman and one of the board members who had been present at that meeting were present at this current meeting.

The meeting adjourned at 8:25 p.m.

Respectfully Submitted,

Deborah Putman, Secretary

11/10/15

