August 6, 2013

Members Present: Norm Christley, Chair  
Mayor Lou Bertrand  
Evelyn Bixler  
Paul Spencer  
Jenifer Warren

Official Recorder: Susan Skrovan, Fiscal Officer

Zoning Inspector: Dominic Gualtieri

General: Chairman Norm Christley called the meeting to order at 7:00 p.m.

The first order of business was to review and approve the meeting minutes from July 2, 2013. Mayor Bertrand made a motion to approve the 7/2/13 meeting minutes with a second from Paul Spencer. All voting yes.

Hiram College Rezoning: This item had been left open on the agenda from the last meeting. The board reviewed the colored map provided by Hiram College. Paul wondered why the board just does not draw straight lines for various zoning districts. Mayor Bertrand spoke on the difficulty of having clear zoning districts when you have a college environment and rental properties. Jenifer took a look at our zoning manual for conditionally permitted uses and found that many of the uses the College wishes to implement are listed as conditional. Commission members reviewed our own zoning map. How does the board want to develop the community and how do they drive it. Norm felt the board should leave the zoning districts the way they are and handle it parcel by parcel. Paul did comment that most of the properties shown in the R-2 district are not truly R-2; they are more like R-3. The College already owns the entire northeast quadrant of the Village. Paul suggested the zoning board may want to draw a line straight up Peckham north to establish zones. There has been no formal application by the College to rezone at this time. Norm is not in favor of drawing lines. We need to maintain and protect our residential areas. Paul asked about maybe looking at changing some of the R-2 areas to R-3 and even R-4; more to what they are now or should be. The Mayor suggested Paul bring this topic up at the next Council meeting. There was more discussion. Lou felt we need to capitalize on Tourism. We need a good restaurant and places to stay overnight; like bed and breakfast establishments.

Susan presented the technical hours available from Regional Planning. We have 55.5 hours remaining for 2013.

The last item brought up for discussion was the zoning records. Members felt all records should be kept together at the Village Hall. We need a records room. Susan will look into it further with VA Bob Wood.

Adjournment: A motion to adjourn the meeting was made by Mayor Lou Bertrand and seconded by Jenifer Warren. All voting yes. Meeting adjourned at 7:55 pm.

Next Meeting will be Tuesday, September 3, 2013
Respectfully Submitted by:  

Susan J. Skrovan, Fiscal Officer

Approved:

Norm Christley, Chairman
The sign at Da Bar does contain flashing lights. And a maximum of 30 days, per year, is allowed for any temporary signs and special event signs. There are other temporary signs in violations of our zoning; for the healthcare insurance through Dave Auble’s office. He is allowed two off-premises special event temporary signs for no more than 30 days. They have also been there longer than the 30 days allowed. All special event signs shall be removed two days after the event. Paul added that Hiram Farm pulled permits for two signs but there are always additional signs on the premises at different times. Our Zoning Inspector needs to inform those properties in violation of our zoning regulations.

A motion was made directing the Zoning Inspector to contact Da Bar, Dave Auble and Hiram Farm to notify them their temporary signs are in violation of our zoning regulations and must be taken down by Norm Christley and seconded by Evelyn Bixler. Motion passed unanimously.

Evelyn Bixler felt another item needed to be addressed is a gate enclosure of dumpsters by businesses. Jenifer said Da Bar is not in violation of our zoning; they are not required to have a gate, only enclosed on three sides.

A motion was made to have the Zoning Inspector approach all other garbage dumpster units within the Village of Hiram that are non-compliant and site them to become compliant with zoning by Paul Spencer and seconded by Evelyn Bixler. Mr. Spencer and Mrs. Bixler voted yes, Mr. Christley, Mrs. Warren and Mayor Bertrand voted no, the motion failed.

Jenifer felt changes need to be made in our zoning regulations first; then we can enforce it. Jenifer and Evelyn agreed to work together on some suitable language.

Jenifer felt Da Bar is also in violation with the signs in the window of their door. She read from the zoning regulations where it says, “No sign erected or maintained in the window of a building, visible from any public or private street or highway shall occupy more than 20 percent of the window surface”. Jenifer further read the zoning regulations for any fire escape or any door or window giving access to any fire escape and signs placed within a public right-of-way other than publically owned signs. They have a couple violations at Da Bar.

A motion to have the Zoning Inspector contact Da Bar regarding the 20% maximum coverage on any window and/or any fire escape by Norm Christley and seconded by Paul Spencer. Mr. Spencer, Mrs. Bixler and Mrs. Warren voted yes, Mayor Bertrand and Mr. Christley abstained. The motion passed.

Adjournment: Meeting adjourned at 8:08 pm.

Next Meeting will be Tuesday, December 3, 2013

Respectfully Submitted by:  

[Signature]
Susan J. Skrovan, Fiscal Officer

Approved:  

[Signature]
Norm Christley, Chairman