

Subject to Approval

**ZONING BOARD OF APPEALS
REGULAR MEETING MINUTES
June 9, 2020**

The public hearing and regular meeting of the Madison Zoning Board of Appeals was conducted Tuesday, June 9, 2020, at 7 p.m. by way of an online Zoom Webinar, with public participation available through a Zoom Webinar link and password, as well as through a telephone call in number, with a Zoom Webinar identification number, all publicly posted.

MEMBERS PRESENT

Chairman Ned Moore and Commissioners Jason Brown and William Piggott.

MEMBERS ABSENT

Vice Chairman Thomas Kelty and Commissioner Richard Gilbert.

ALTERNATES PRESENT

Dennis Crowe and Catherine Ferrante.

OTHERS PRESENT

Zoning Enforcement Officer John De Laura; Director of Planning and Economic Development David Anderson.

Chairman Ned Moore called the public hearing and regular meeting of the Madison Zoning Board of Appeals to order at approximately 7 p.m., introduced the board and reviewed procedures; by state statute, four votes are needed to approve applications, and a simple majority is not sufficient. Chairman Moore seated Alternate Commissioner Catherine Ferrante for absent Commissioner Richard Gilbert and Alternate Commissioner Dennis Crowe for absent Vice Chairman Thomas Kelty. The legal notice, as published, was read into the record. Agenda items were taken in the order prescribed in the minutes.

8230. 50 Mungertown Road. Map 45, Lot 136. Owner: 50 Mungertown Road LLC. Applicant: Just Go Motors LLC (Ryan Leese). Application for Automobile Dealer's or Repairer's License for Used Car Dealer.

Applicant Ryan Leese stated that he is applying for his auto dealer's license and will be renting a space on Mungertown Road. The site has 900 square feet, and there will be a showroom that will display two vehicles; the state requires Zoning Board of Appeals approval in order to grant the license, according to Mr. Leese. It is in a light industrial zone, and plans are to show late model to classic Land Cruisers. Chairman Ned Moore state that this use on this site is allowed by right. Director of Planning and Economic Development David Anderson stated that in reviewing the application with the Planning and Zoning Commission and land use officials, it was determined that the use is allowable in that zone, and that Planning and Zoning Commission approval is not needed—only the appropriateness of the location is to be considered and approved by the Zoning Board of Appeals. Commissioner Catherine Ferrante asked what the customer volume would be, and Mr. Leese stated that visitors would be seen by appointment only, affirming that it would be one or two customers at a time. Part of the rental agreement does not allow for cars to be stored outside, Mr. Leese stated. Commissioner William Piggott

stated that he is familiar with the property, and there are other automobile venues on site—one for detailing autos and another that does custom auto work in a machine shop. Since there is a history of auto storage and other venues on the site, Commissioner Piggott stated that he does not see a problem with the application request.

Commissioner Jason Brown made the motion to close the public hearing; it was seconded by Commissioner Dennis Crowe and unanimously approved.

Vote to close the public hearing passed, 5-0-0.

IN FAVOR: Chairman Moore and Commissioners Brown, Piggott, Ferrante, and Crowe.

OPPOSED: None.

ABSTAINED: None.

Commissioner Brown stated that in accordance with the state guidelines that the Zoning Board of Appeals had received, there are no schools, churches, businesses or other establishments that will be affected by the facility. Orchard Park on Mungertown Road is not a very busy section, according to Commissioner Brown. Customers will be able to look at cars by appointment only, therefore, it will be a slam dunk to allow a niche business into Madison, Commissioner Brown stated.

Commissioner Brown made the motion to approve the site location of Just Go Motors, LLC, at 50 Mungertown Road, Unit 17; it is not in close proximity to protected or special buildings, such as a school or a church, and it will not increase traffic in the area. Commissioner Piggott seconded the motion, and it was unanimously approved.

Vote to approve the site location passed, 5-0-0.

IN FAVOR: Chairman Moore and Commissioners Brown, Piggott, Ferrante, and Crowe.

OPPOSED: None.

ABSTAINED: None.

Approval of minutes: Jan. 14, 2020

Commissioner Brown made the motion to approve the Jan. 14, 2020 minutes as written; it was seconded by Commissioner Crowe and approved.

Vote to approve the Jan. 14, 2020 minutes passed, 4-0-1.

IN FAVOR: Chairman Moore and Commissioners Brown, Piggott and Crowe.

OPPOSED: None.

ABSTAINED: Commissioner Ferrante.

Adjournment

Chairman Moore stated that since there be no further business, he moves that the meeting be adjourned. The Zoning Board of Appeals meeting was adjourned at 7:20 p.m.

Respectfully submitted,
Marlene H. Kennedy
Clerk