

# ZONING BOARD OF APPEALS MEETING

July 17, 2024

**Present:** Board Members, Sangster, O'Brien, Chorey and Kwiatkowski

**Absent:** Horntvedt

**Also Present:** Alexandria Martin, Executive Assistant to the City Manager and Daniel Sabolsky, City Manager/Zoning Administrator (via phone call).

## **Review and Approval of the Zoning Board of Appeals Minutes of May 1, 2024:**

Motion by Kwiatkowski and seconded by Chorey to approve the Zoning Board of Appeals Minutes of May 1, 2024. Motion carried. (4-0)

## **New Business:**

### **Non-Use Variance – 245 W Mill St**

Chairperson Sangster inquired if Sabolsky had any comments. Sabolsky detailed that 7 Bells, LLC would have three separate units without interconnecting access. Sangster compared this to the Kmart Plaza. Sangster then questioned the site plan and Sabolsky confirmed the site plan was approved by the Planning Commission under condition that the second drive-through be approved by the ZBA.

Chorey asked about the need for two separate drive-throughs. Sabolsky explained that Taco Bell no longer permits shared walls or shared use of drive-throughs. Kwiatkowski questioned if this would set a precedent if approved. Sangster and Chorey emphasized the unique situation and the economic benefit of maximizing building use. Sabolsky assured that each case is evaluated individually and reiterated no interior access between the three units.

Discussion included the potential future parceling off of the property and whether the property is going to be leased or purchased.

Motion by O'Brien to grant the non-use variance to allow a second drive-through, supported by Kwiatkowski. A roll call was taken. Ayes from Kwiatkowski, Chorey, O'Brien, and Sangster. Motion carried.

## **Commissioner Comments:**

None

## **Staff Report:**

None

## **Public Comments:**

None

## **Adjourn:**

Meeting adjourned at 7:20pm.

Minutes prepared by Alexandria Martin