

Village Honor Planning Commission

Public Hearing, Special Land Use Application, Iron Horse Cycle Shop

July 6, 2016

Present; Doug Corner, Bill Ward, Bruce Wildie, Jeffie Jones, Chris Flynn, Terri Corner.

Guests Present; Gary Taylor, Michelle Milhone, Shirley Villeneuve, Gail Howten, Robert McCann, Audrey Lovendusky, Tom Thompson, Kelly Hamilton, C. Volpe.

- I. Hearing Opened; 4:00 PM.
- II. Presentation; Gary Taylor gave a presentation on his business, explaining that his business was the repair of motorcycles, automobiles and small engines. There would be no heavy work done on the site (engine/transmission repair or removal) just minor maintenance and repair. He explained that his plan was to focus on motorcycles, but at this time he was accepting everything he could.

III. Public Input.

Proponents:

Tom Thompson from the Honor Motel stated the business will be good for the village and that he has used the service and they are reliable.

Shirley Villeneuve stated that Gary Taylor and Michelle Milhone are trying very hard to become successful. There have been several businesses in the building that have not been successful and she would like to see Taylor/Milhone succeed.

M. Carol Volpe stated that the business should be allowed.

Opponents:

Kelly Hamilton, who lives behind the shop, stated that the business owners are working on motors not connected to motorcycles, such as automobiles and scooters. She said there is no evidence of 'holding barrels' or dumpsters and wanted to know where trash and hazardous waste is stored. She objected to the noise level and to the hours of operation of the shop. She stated she is concerned that there is a vehicle parked outside on jacks and presents a safety issue to people, especially children. She commented she thought the village had passed 'something' prohibiting repair shops. She said the business is using the bank parking lot to store vehicles and the neighboring property. She said she had seen oil spots in the road and her biggest objection is the work on automobiles and safety issues. She offered that she has a video of those activities in her objection.

Gail Howten stated she is concerned with the vehicle on jacks outside the shop.

Gary Taylor responded that the vehicle in question is waiting for parts and he will put up additional jacks or ask the owner to remove the vehicle until parts are available. Michelle Milhone responded that they are not using noisy machinery such as Jack hammers, that they are working only during posted hours (10 AM -6PM, Tuesday through Saturday, unless they need to catch up.

IV. Correspondence.

Zoning Administrator Flynn read e mail from Honor Bank asking permission to view files on the issue before the hearing, and a note from Doug Durkee supporting the business . Chairman Corner read letter from Honor Bank stating they did not feel the repair shop was appropriate for the location.

V. Staff Report.

Chairman Corner read Zoning Administrator staff report out loud.

VI. Board Discussion.

Jeffie Lynch Jones read a hand written addendum by Gary Taylor, referencing fire/hazardous materials and the nature of actual automobile work which would consist of light repair work.

Doug Corner stated it sounded like most objections were concerned with what is happening outside the building.

Bill Ward agreed, stating that outside storage was an issue.

Shirley Villeneuve stated the property had 2 parking spaces at the side cut out area.

There was general discussion on various types of engines being worked on. Applicants were asked if they wished to amend their original application to include automobile and small engine repair and they agree they would.

There is Planning Commission consensus that no outside work be allowed and the hours of operation be limited to 9:00AM to 6:00PM, Tuesday through Saturday and include the conditions set out in the Zoning Administrator staff report.

The motion to approve the application with the conditions as stated was made by Chairman Corner. Bruce Wildie seconded the motion.

Roll Call Vote: Wildie; Aye Lynch-Jones; Aye Corner, D.; Aye Ward; Aye, Corner, T.; Aye.

Motion carried. The application for the Special Land Use Permit for a 'motorcycle, auto, small engine repair shop, is approved with conditions.

The hearing was closed at 4:37PM