

MINUTES OF THE ZONING BOARD February 3, 2011

Members Present: Daniel O'Shea, Robert Lieber, and Linda Riehlman. Also present Town Attorneys, Donald Armstrong and Katie Sullivan. Members absent: Kay Vossler and Amy Bertini.

The meeting was called to order at 7:30 P.M. New Business before the Board was the application Kimberly Coye-Brown for a zoning permit. The Town of Preble Zoning Ordinance was reviewed. Discussion was had as to whether the applicant needed a zoning permit or just a use permit. The applicant explained the project was to convert an existing basement to a one chair, one station beauty salon. She explained there would be no addition to the basement and the space would occupy the existing basement. She has spoken to one neighbor who did not voice any concerns with the project. She has adequate parking at her home to accommodate the salon. She was advised to speak to any neighbors within 1000 feet of her home and preferably to get letters stating no objection to the project.

Attorney Armstrong further advised that the proposed use is permitted under Section 514, home occupation, and would be subject to a conditional permit. He will refer to county Planning so nothing is missed, however it is his opinion that a use variance is not needed.

Resolution made by Robert Lieber, seconded by Linda Riehlman, that the matter be submitted to County Planning for a conditional permit review and that a public hearing will be held on March 3rd at 7:30 P.M. All approved, the resolution was passed.

Dan O'Shea noted that if she needs a sign, that would involve another permit. At the March meeting, the issues the Board will try to mitigate the issue of granting a conditional use permit vs. a use variance.

Motion made by Robert Lieber, seconded by Linda Riehlman, the Board will treat the application as an application for a conditional use permit and not a use variance. All in favor, the motion carried.

Motion made by Linda Riehlman, seconded by Robert Lieber to accept the minutes of the January 6, 2011, as corrected. All in favor, the motion carried.

Motion to adjourn made by Linda Riehlman, seconded by Robert Lieber, all in favor, the motion carried.

**Respectfully submitted,
Mary Anne McCloskey, Secretary**