

**Rushcreek Township Board of Zoning Appeals
January 26, 2016**

A Meeting of the Rushcreek Township Board of Zoning Appeals was opened by President David Foltz on January 26, 2016, at 6:30 p.m. for the purpose of election of officers for the calendar year 2016.

After opening, there was some discussion and welcoming of Bruce Duck to his first meeting as a member of the Zoning Appeals Board.

Lori Bibler, a volunteer resident, was present and introduced. It was announced by President Foltz that she will be present at the Board of Zoning Appeal meetings to take minutes of those meetings and provide copies to the President and the Zoning Inspector, Richard Campbell.

A Motion was then made by Board member Phil Miller to nominate David Foltz to be elected President for 2016. The Motion was seconded by David Pugh and passed by all.

David Pugh then nominated Phil Miller to be elected as Vice President for 2016. His Motion was seconded by Charlie Hockman and passed by all.

Therefore, the 2015 Rushcreek Township Board of Zoning Appeals 2016 Officers are as follows:

***David Foltz, President
Phil Miller, Vice President***

It was stated that Tim Thomas will be the alternate for both the Rushcreek Township Board of Zoning Appeals and the Rushcreek Township Trustees.

Motion to adjourn meeting was made by Phil Miller and seconded by David Pugh.

Rushcreek Township Board of Zoning Appeals January 26, 2016

A Meeting of the Rushcreek Township Board of Zoning Appeals was opened by President David Foltz on January 26, 2016, at 7:00 p.m. for the purpose of a hearing on a Conditional Use Application filed by Jonathan and Angie Music who reside at 2145 Westpoint Road, Lancaster, Ohio. Their request for a conditional use is regarding a commercial automotive business in a rural residential area in Rushcreek Township.

The meeting began with an introduction of the Officers of the Board of Zoning Appeals followed by the introduction of the Applicants and visitors.

President Foltz conducted a review of the Agenda for the meeting.

First on the Agenda, Applicant Jonathan Music spoke outlining what his short and long terms goals are for his business located on his property located at 2145 Westpoint Road, Lancaster, Ohio.

The most important points stated by the Applicant was that he has been operating his small business, which is primarily a shop to customize pick-up trucks with diesel engines for truck and tractor pull applications, out of his garage for a while but would like to be in compliance with zoning so that he can expand his business by adding an office and possibly a sign at the end of the driveway. He currently has one employee besides himself and is open for business Monday thru Friday from 9:00 – 5:00. He stated that he is mindful of noise that may be associated with the business and works to contain that noise.

President Foltz then indicated that if any of the visitors, who were neighbors, would like to make any comments or ask questions in the matter were welcome to do so at this time.

Several of the visitors who signed in were neighbors and took the opportunity to comment. There were a couple concerns regarding any

potential noise after 5:00 p.m. and on weekends and one neighbor stated that he had some concern about Mr. Music starting a junk yard.

Both concerns were discussed and determined not to be an issue for the Applicant or the neighbors.

The Board, following a short discussion, moved to vote. A Motion to Grant the Conditional Use was made by David Pugh and seconded by Bruce Duck and the vote was unanimously passed by all.

Therefore, the Conditional Use was granted to Jonathan and Angie Music with the following conditions and safeguards prescribed:

- 1. Keep normal business hours;**
- 2. No loud noises after closing time;**
- 3. No excessive amount of vehicles on premises.**

Motion to adjourn meeting was made by Phil Miller and seconded by David Pugh.

Visitors at this meeting:
Applicant Jonathan Music
Applicant Angie Music
Tracy Shahan
Pete Shahan
Maxwell Shahan
Dave Verdow
Louis Agosta
Bill Myers, Township Trustee
Tim Thomas, Alternate member
Richard Campbell, Zoning Inspector
Lori Bibler, volunteer secretary

Board Members present:
David Foltz
Phil Miller
Charlie Hockman
David Pugh
Bruce Duck

