

8-13-14 Variance Hearing Minutes, Bristol Township

Meeting called to order at 7PM

Nellene Ackerman, Here
George Gordon, Here
Tony Bailey, Here
Lee Cook, Here

Pledge of Allegiance

Lee Cook swore in all attendees who intended to speak at the hearing

Lee Cook read the proposal to reduce the size of the parking lot and reduce the number of parking spots for the proposed Dollar General Store at 6000 State Route 45(parcel ID 48-070300, 2.67acres) currently owned by King Rentals – Marlene King Hillman & Rex King. This would be a variance on section 16.2 of the Bristol Zoning Ordinance to reduce the parking area of the business.

Bob Gage (Gresham Smith and Partners), a representative from Dollar General elaborated on the request and the overall project. He detailed why a reduction of parking spots should be acceptable based on their traffic patterns, customer tendencies, and other metrics and facts that demonstrate that a reduced parking lot is appropriate to the store patterns and environmental preservation.

The representative then fielded questions from the Board and attendees over various topics related to the parking lot and the project overall. These questions included but were not limited to Fire lanes, additional parking availability, building façade, water retention and drainage, tree removal, and the overall construction project.

The representative expressed concern over a high pressure gas line and septic permits as potential obstacles to completion of the project. Dollar General is taking all appropriate steps to assure proper permitting and planning is being executed to comply with regulations. He further elaborated on delivery schedules and methods and how it related to parking lot design. Also, discussed hours of operation and employment levels that will be available for residents.

Board moved to a short executive session.

Upon returning from executive session, Lee Cook called for a vote on the proposed variance and it was approved.

Nellene Ackerman, Yes
George Gordon, Yes
Tony Bailey, Yes
Lee Cook, yes

Representative stated that next steps would be to address gas line and septic. Construction may start as early as fall 2014 but more likely spring 2015.

Motion to adjourn at 7:50pm.