

**VILLAGE OF HAMPSHIRE  
ZONING BOARD OF APPEALS**

**MINUTES  
May 14, 2019**

A meeting of the Hampshire Zoning Board of Appeals was called to order at 7:00 p.m.. Members present: Chair C. Christensen, W. Albert, F. Frillman, H. Hoffman, and J. Schaul. Also present was Village Attorney M. Schuster.

On motion made by H. Hoffman, seconded by R. Frillman, to approve the minutes of the meeting of the Zoning Board of Appeals held on April 9, 2019, the vote to approve was unanimous. Motion passed.

The first order of business was to reconvene the public hearing for the Petition filed by TRZ Hampshire, LLC for zoning amendment on certain property located at 364 Keyes Avenue in the Village, from M-1 Restricted Industrial Zoning District to M-2 General Industrial Zoning District to allow for warehouse uses on the Subject Property.

The public hearing was opened at 7:05 p.m.

Mr. Erik Mancke, of ESM Civil Solutions, LLC appeared for Petitioner. Mr. Mancke summarized the Petition for Zoning Amendment requested by Petitioner, to change the classification of the property from M-1 Restricted Industrial Zoning District to M-2 General Industrial Zoning District. The property in question is the northwest corner of Keyes Avenue and Industrial Drive in the Village. Changing the zoning will provide more flexibility to the owner for development of the property as a warehouse building. The owner is affiliated with Stanley Machining and may use some of the property for Stanley's purposes; the remainder would be rented out to third parties. There is other M-2 zoning in the vicinity of this property.

No members of the public commented on the Petition.

Mr. Schaul commented that he desired that no hazardous materials be located on the premises. It was noted that this would be a matter for regulation under the building code, rather than the zoning code.

The public hearing was closed at 7:12 p.m..

On motion by W. Albert, seconded by H. Hoffman, to recommend approval of the Petition for Zoning Amendment from M-1 Restricted Industrial Zoning District to M-2 General Industrial Zoning District to allow for warehouse use of the Subject Property, located at 364 Keyes Avenue in the Village; the vote was 5 aye – 0 nay. Motion passed.

The second order of business was to reconvene the Public Hearing for the Petition for Variance filed by TRZ Hampshire, LLC for the property located at 364 Keyes Avenue in the Village, for a variance of the requirements of the Zoning Regulations §6-11-2(H), to allow for

1. Mr. Albert asked if the owner had considered retail uses for the Allen Road frontage, and expressed a concern that the Village preserve areas for commercial development, and asked the applicant to re-think his plan for this property.
2. Mr. Hoffman expressed concern for the existing residential uses located across Allen Road to the north, stating that expanding industrial uses so close to residential would cause conflict.
3. Mr. Schaul asked the developer to be more “progressive” or “out-of-normal” in his thinking about development of the parcel.

Mr. Mancke responded that this owner also owned the 20 acre parcel at the southeast corner of Allen Road and State Street, which he hoped to develop with commercial uses. He also stated that good planning, such as berming along Allen Road, and better (less intrusive) lighting, could minimize conflicts between the industrial and residential uses.

The public hearing was closed at 7:43 p.m.

On motion by H. Hoffman, seconded by Rich Frillman, to recommend approval of the Petition for Zoning Amendment from M-1 Restricted Industrial Zoning District to M-2 General Industrial Zoning District for the Allen Road property, the vote was 1 aye and 4 nay. Motion failed.

A verbatim transcript of the public hearing proceedings was taken by a certified shorthand reporter.

On motion by H. Hoffman, seconded by W. Albert, to authorize the Chairman to execute and deliver to the Board of Trustees, on behalf of the Zoning Board of Appeals, written Findings of Fact and Recommendation consistent with these actions, the vote was 5 aye, 0 nay. Motion passed.

On motion duly made and seconded, the meeting was adjourned at 7:45 p.m.

Respectfully submitted,

*Joseph Schaul Jr.*

Joseph Schaul  
Secretary