

**VILLAGE OF HAMPSHIRE
ZONING BOARD OF APPEALS**

**MINUTES
November 13, 2018**

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, N. Collins, F. Frillman, H. Hoffman, and Secretary: J. Schaul. Also present were Village President Jeffrey R. Magnussen and Village Attorney M. Schuster.

On motion made by W. Albert, seconded by H. Hoffman, to approve the minutes of the meeting of the Zoning Board of Appeals held on October 23, 2018, the vote was 6 aye, 0 nay. Motion passed.

The first order of business was consideration of the Petition for Zoning Map Amendment filed by BEK Trans Group for a change of zoning from O-M Office Manufacturing Zoning District to M-2 General Industrial Zoning District for Lot 5 in Hampshire Woods Business Park Subdivision.

The public hearing was opened at 7:04 p.m. The Village Attorney recited that notice of this public hearing had been published in the Daily Herald Newspaper on October 26, 2018, a date more than 15 days prior to the public hearing.

Mr. Michael Gazzola, Entre Brokers, appeared for Petitioner. Mr. Gazzola summarized the plans of BEK Trans Group to acquire the property and to develop it for a trucking logistics and freight business. BEK is a privately-held company and it owns its own truck fleet. It would construct a 15,600 s.f. building, for its offices, warehousing of truck parts, and maintenance of its trucking fleet. The company would employ 20-30 full-time employees. There would be 6-8 trucks coming and going per day; most of the time, its trucks are on the road, hauling dry goods coast-to-coast. There is no storage of goods on site. It would operate three truck maintenance bays. There would be no fuel on site. The site would be developed with 43 vehicle parking spaces and up to 75 truck parking spaces.

Mr. Gazzola responded to questions from the Board members. Mr. Schaul inquired where the parking would be on site, in relation to the building. Parking would be on the south side and behind the building. There will be one-way routing for truck traffic on site. Gazzola also stated that he did not know if (or how many) refrigerated trucks might be parked on site, but noted that there were no residences near to the site.

No members of the public appeared to comment on the Petition. The public hearing was closed at 7:14 p.m.

After a very brief discussion by the board, on motion by H. Hoffman, seconded by W. Albert, to recommend approval of the Petition for Zoning Map Amendment, from O-M Office Manufacturing Zoning District to M-2 General Industrial Zoning District for Lot 5 in Hampshire Woods Business Park Subdivision, the vote was 6 aye – 0 nay. Motion passed.

On motion by H. Hoffman, seconded by N. Collins, to authorize the Chairman to execute and deliver on behalf of the Zoning Board of Appeals a written Findings of Fact and Recommendation to the Board of Trustees, the vote was 6 aye – 0 nay. Motion passed.

The Village President summarized for the Board several recent development proposals introduced to the Village, for which zoning relief might be required when the property owners elect to proceed. There are no petitions for zoning relief currently pending.

The schedule of meeting dates for 2019 was distributed to the Board members.

On motion duly made and seconded, the meeting was adjourned at 7:42 p.m.

Respectfully submitted,

Joseph B Schaul Jr

Joseph Schaul
Secretary