

**MINUTES OF A MEETING OF THE BOARD OF APPEALS
TUESDAY JANUARY 18, 2022**

Chairperson Carol Long called the meeting to order at 7:00 p.m. *Members Present:* Chairperson Carol Long, Vice-Chairperson Sara Sweeney, Linda Moser, Natalie Mose and Scott Race.

Staff Present: Reiley Stanley, Town Planner/Zoning Administrator

APPROVAL OF MINUTES:

Motion by Linda Moser, second by Natalie Mose to approve the meeting minutes of the January 19, 2021, minutes.

Docket No. BZA22-01

To hear a Special Exception Request by Blake Slaybaugh, appellant, to establish a storage unit facility (Sec.305. G.82), located on Old National Pike(M0068/P0410), Boonsboro, and zoned General Commercial (GC).

The Zoning Administrator denied the request under Sections 305 of the Zoning Ordinance, which does not specifically state a permitted use.

Testifying For:

The Appellant, Blake Slaybaugh along with his engineer Dominic Picarelli testified in front of the board. Mr. Slaybaugh began a presentation to the Board. In the presentation, he stated that he was looking to maximize the land to what they. There has never been a waiver on this property to date. He stated that he runs other storage facilities in the state of Pennsylvania, and they are well run and seem to have a good response to the public.

Chairwoman Sweeney asked Mr. Slaybaugh if he did a need analysis of the use. Mr. Slaybaugh stated that he has not done a needs analysis for this county but knows that the population of the county has grown 10-12% from 2010-2020 and they especially see it in small town in PA, where they both reside.

Mr. Picarelli explained the drawing to the board, and it shows the different sized units that would be used. He stated that there are retaining walls proposed and anything else that the Town would require during the site plan state for screening features.

Chairwoman Sweeney asked the applicant if they do not need any sewer or water hook ups why would they want to be in Town? Town Planner Stanley stated that the County/Town would probably require them to hook up at least one sewer and one water tap. She stated that she thinks the County would require for at least one bathroom on premise.

The Board ask if there have been any environmental studies done with RVs and the discharge they may bring. Mr. Slaybaugh stated that in his storage unit centers, users may park their vehicles in the units, but they may not work or change anything on the vehicles in the premise. Town Planner Stanley also stated that the County has a Soil Conservation District which would require them to have a catch all any leaked oils.

Chairwoman Mose asked the applicants if they were going to be providing any in Town hire jobs? The applicant stated no, he stated that there would be most likely one job and he could not promise that it would come from within the Town.

Testifying Against:

Brenda de la Cruz of 314 Tiger Way was present to represent to the Fletcher's Grove HOA. She stated to the Board on behalf of her Board, they are there to state they are not in favor of this project. They feel as this would impact property values in this neighborhood being near a commercial use like this.

Yvonne Lukes of 208 Tiger Way also stated that she agrees with what Brenda from her HOA stated and is also not in favor of this.

Dennis Seaman of 7701 Old National Pike was present. He stated that he is a direct neighbor of this property and asked the applicant if there was any thought of them building these into the ground, so they were not as noticeable from the street? The applicant stated they had done that previously, but they will investigate that when it comes time to engineer the property out. Mr. Seaman also stated he was extremely upset with how the building of Dollar General and the use of his property was handled during their building stage so if this were to be approved, he wanted to make sure that it was clear they were not allowed to use his property for access.

Board Discussion:

The Board entertained a brief discussion amongst the group. During the discussion, Chairwoman Moser asked why there was a Tractor Supply Company logo on this plan. Mr. Picarelli stated that they used the approved TSC plan as a template for what they were looking to do. They did not take it off because they were only using the plan. Mr. Slaybaugh stated that if they were not in favor of the storage units, he would be open to adding a retail use in the front of the property to help open some jobs and have the focus of the area not storage units. The Board continued to discuss amongst themselves.

Action on BZA Case No 22-01:

Chairperson Long asked for a motion, Member Sweeney made a motion to deny the special exception. Members Mose seconded the motion. Chairperson Long asked for all in favor, the application was denied 5-0.

Adjourn

There being no more business to come before this meeting of the Board of Appeals, Chairperson Long declared the meeting adjourned.

BOARD OF APPEALS
FOR THE TOWN OF BOONSBORO

Linda Moser, Secretary
February 15, 2022