

Morristown Board of Zoning Appeals

Minutes

August 9, 2016

Members Present

Chairman Doug Beier

Vice-Chairman Jack Kennerly

Mayor Gary Chesney

Board Member Jim Beelaert

Members Absent

Secretary Bob Garrett

Board Member Bill Thompson

Board Member Wanda Neal

Others Present

Lori Matthews, Senior Planner

Logan Engle, Planner

Eual Noah, Fire Marshal

Kat Morilak, Development Services

Ralph "Buddy" Fielder, Asst. City Administrator

Greg Ellison, Chief Building Inspector

Terry Ball

Michael Price

Debra Williams

Michael Parvin

Aaron Woody

Scott Voigt

Rebecca Leach

Chairman Beier called the meeting to order.

I. Approval of the June 14, 2016 minutes

Mayor Gary Chesney made a motion for approval of the June 14, 2016 minutes; seconded by Board Member Tim Beelaert. Upon voice vote, all Ayes.

II. Old Business: None

III. New Business:

A. Use-on-Review: 4025 East Morris Boulevard to allow a place of worship in a Heavy Industrial (HI) District

Senior Planner Lori Matthews discussed the request from The Church of the Redeemed located at 4025 East Morris Boulevard. The owner is requesting that the use on review be granted to two adjoining lots. These lots are located between a mini storage warehouse and The Consumer Credit Union across from the Co-Op on East Morris Boulevard. Michael Price will be representing this project and he is present. The site plan has been submitted for staff review and approval. It shows a one hundred and fifty seat sanctuary with a twenty seat choir area to be housed in the building which is closest to East Morris Boulevard with business offices to be located in the second building at the rear of the lot.

Recently, the site has been used for sports retail and storage center. Prior to that, it housed a telecommunications business in 2007. Sanctuaries are allowed uses within a Heavy Industrial (HI) zone with BZA approval only. The site is bounded to the East, West, and North by a mini storage warehouse, a credit union, and metal fabricators. All of them are zoned Heavy Industrial (HI). Churches and such type land uses have traditionally been located within residential and Central Business (CB) type zones as opposed to being located upon busy thoroughfares. These types of zoned businesses can become very congested due to a large number of vehicles entering and exiting a site.

Being located along major corridors can restrict commercial development because many cities have extra requirements that dictate distances between churches and other uses such as alcohol establishments, pain clinics, etc. Currently, the City of Morristown requires that all places of worship go through the use on review process. Places of worship are not allowed by ordinance in any districts. Staff does not have any objections to this Use on Review request. However, staff asks that if it is granted, it be subject to an approved site plan. Ms. Matthews asked if anyone has any questions.

Board Member Beelaert made a motion for approval of the Use on Review for 4025 East Morris Blvd. and Mayor Chesney seconded it.

Board Member Beelaert discussed the parking area. Planner Lori Matthews explained that the second lot shall only be used for access and not for overflow parking unless they are granted a variance by the Planning Commission. The site plan shows all parking on one parcel. If they use the extra lot it will have to be paved or they will have to get a variance from the Planning Commission for an unpaved lot. Also, parking in the extra lot will result in a violation.

Voting Results: 4 yes, 0 no. Motion carries.

There being no other business, the meeting was adjourned.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Bob Garrett". The signature is written in a cursive, somewhat stylized font.

Bob Garrett

Secretary

RG/jc/km