The regular meeting of the Groveland Township Board of Zoning Appeals was called to order by Chairwoman Que at 7:00 p.m. Members present were Christopher, Coxon, Thompson and Que. Branca was excused. See attached list of others in attendance.

MINUTES:

A motion was made by Coxon, seconded by Thompson to approve the minutes of the November 8, 2011 meeting as submitted. ALL YES. MOTION CARRIED.

Supervisor DePalma was present and presented Chairwoman Que with a plaque in recognition of her many years of commitment and service to Groveland Township.

NEW BUSINESS:

ELECTION OF OFFICERS:

Due to Chairwoman Que leaving our Township, vacancies have been created on both the Board of Zoning Appeals and Planning Commission. As a result, it has been suggested that Jim Christopher be moved to the Planning Commission. A Township resident, Dale Cason, has expressed interest in joining the BZA. It was the consensus of the Board to wait until the next regularly scheduled meeting so everyone could be present for the election of officers.

After discussion, a motion was made by Que, seconded by Thompson to hold the election of officers at the next meeting of the Board of Zoning Appeals. ROLL CALL VOTE. YES - CHRISTOPHER, COXON, THOMPSON AND QUE. NO -0. MOTION CARRIED.

BOARD OF ZONING APPEALS OPEN MEETINGS ACT RESOLUTION:

The Board reviewed the Open Meetings Act Resolution outlining the dates set for meetings if there is business to be heard. A motion was made by Que,
seconded by Coxon to approve the **BOARD OF ZONING APPEALS OPEN MEETINGS ACT RESOLUTION** as presented. **ROLL CALL VOTE. YES - CHRISTOPHER, COXON, THOMPSON AND QUE. NO -0. MOTION CARRIED.**

**BZA 2012-001, CHARLES PHYLE, SEC. 29. 02-29-101-010 & 011, 15100 DIXIE HWY., HOLLY REQUEST TO PERMIT 15 X 90 FOOT LOADING ZONE IN SIDE YARD.**

Project Manager, Paul Boomer, was present and explained that putting the loading dock along north side of the building instead of at the rear, as required by ordinance, is more practical as it would be near the kitchen. The maneuvering lane will be fifteen (15) feet wide. In addition, a patio is proposed at the rear of the building.

The Board discussed the merits of allowing the loading dock to be on the north side of the building and, due to the layout of the proposed business, have no objection(s) to the variance request.

After discussion, a motion was made by Thompson, seconded by Que to approve **BZA 2012-001, CHARLES PHYLE, SEC. 29. 02-29-101-010 & 011, 15100 DIXIE HWY., HOLLY REQUEST TO PERMIT 15 X 90 FOOT LOADING ZONE IN SIDE YARD** as presented by Project Manager Paul Boomer, as it is more practical for the loading dock to be located along the north wall near the kitchen, and as set forth in the site plan. **ROLL CALL VOTE. YES - CHRISTOPHER, COXON, THOMPSON AND QUE. NO -0. MOTION CARRIED.**

There being no further business to come before the Board of Zoning Appeals, a motion was made by Coxon, seconded by Thompson to adjourn at 7:30 p.m. **ALL YES. MOTION CARRIED.**

**RESPECTFULLY SUBMITTED,**

**JUDY SCHULTZE**
**RECORDING SECRETARY**