



Administrators Report

04/25/23

- Public Restrooms have been de-winterized and are now open, hours of operation 6:30am to 11:00pm daily. Street department will open in the morning Monday through Friday and the police Department will close during the week and open and close on the weekend.
- The water fountains at the dog Park are now operational
- The Power Initiative Grant Application was submitted Wednesday April 19th to the Appalachian Regional Commission (ARC) for \$50K. In short it is a planning grant to recover from the closing of the Beckjord Power Station and the associated jobs, and tax revenue lost.
- Meant with Dave Rose and Gary Blandon from Skippers and representing the village, was Ryan Woodruff, Richard Feldkamp, Tim Feldkamp, Eric Williams, and myself. Dave Rose requested the meeting because of the letter that was sent on March 28, which stated the village did not have a current copy of their Liability Insurance and the village was also missing the operational plans for 2021 and 2022. The letter also stated that the current state of the licensed area is not satisfactory to the village. They did supply the information requested. After an hour of conversations what came out was, they did install (2) head cables, they are planning to get the (2) new spud poles in over next couple of weeks, will secure the door to head boat to hinder access, and hope to have the boat back in the water in 4 weeks.
- The ZBA committee held a meeting this past Saturday the 22nd regarding Rodrick Crousey, owner of New Richmond Distilleries, requesting a zoning ordinance variance for the property located on Washington Street, Parcel #260910.001, about putting an accessory structure on the aforementioned property when there is no primary structure located on the site at this time. The ZBA granted the variance. Minutes attached.

Village of New Richmond, OH

Board of Zoning Appeals (BZA)

Saturday April 22, 2023

(Property Address: 601 Washington Zoning: B-2 Parcel ID: 260910.001)

Chairman Wulker called the meeting to order at 9am

- 1) A roll call of BZA Members was taken with members Barbara Feiler, Charlie Scott, Jenny Bramlage, Tom Wulker, and Mike Dobbins (1st Alternate) noted as present and Andrew Gephardt noted as absent. With the absence of Andrew Gephardt, Mr. Dobbins became a participating and voting member of the BZA for the meeting.
- 2) Also in attendance were Bob Lindhorst, Village Administrator and Planning and Zoning Administrator, Applicant representatives Rodrick Crousey and Mr. Horgan, and village resident John Massey

Consideration of Staff Report:

Mr. Lindhorst provided the Village's observations and recommendation as to whether to allow a variance from the zoning and floodplain regulations for New Richmond Distilleries to build an accessory structure on their property prior to having a primary structure on said property. Mr. Lindhorst noted several items of evidence in favor of the applicant including: purchase of said property, a solid business plan, development of product development, a bottling operation on Front Street, research for and investment in a complete set of architectural drawings for the proposed primary structure to be built on the property, and that the proposed accessory structure would meet the requirements of the floodplain regulations and village zoning with the only exception being it would be built before the primary structure.

Applicant's Presentation

Mr. Crousey of New Richmond Distilleries provided a presentation to the BZA and audience as to why the accessory structure was needed in advance of the primary structure and how it was directly related to the company's business plan and activities. He also provided a history of the company's activities to date and its long-term business plans in the Village.

BZA members asked and the applicant responded to several questions related to the variance request including possible smell's from the operation, the aesthetics of the structure, and the owner's general business plan.

Speakers in Support or Against the Variance

Mr. Massey, a resident of the village and neighbor to the applicant, stated he was not necessarily for or against the variance. Mr. Massey requested clarifications on how the operation of the applicant might affect his residential property in the short and long-term. The applicant responded to all questions posed by Mr. Massey and additional clarifications requested by the BZA members.

Close of Public meeting

There being no further inquiries by the BZA or residents present, the public meeting was closed.

Deliberation by the BZA

The BZA proceeded to discuss the merits of the variance request. After the discussion and input from all members present, Mr. Wulker asked for a vote to approve or disapprove the variance.

Results

The Board voted unanimously to approve the applicant's appeal and grant a variance to build an accessory structure on the applicant's property prior to its primary structure.

Respectfully submitted:

Thomas J. Wulker, Chair