

**VILLAGE OF MARBLEHEAD PUBLIC HEARING  
HELD MARCH 28, 2018**

Mayor Bird called the public hearing to order at 5:45 p.m. and opened with the Pledge of Allegiance.

Purpose of the hearing was to receive public comment on a request by Bay Point Acquisition, LLC to rezone 9.405 acres at 10801 E. Bayshore Road from the Residential 2 District to the Business District.

Answering roll call were Lynn App, Dean Dorko, Angie Kukay, Duane Myers, Dave Redett, and John Starcher.

Other officials present were Fiscal Officer Rhonda Botti Sowers, Zoning Administrator Bob Hruska, Street Commissioner Bryan Lucas and Police Officer Chris Suppelsa.

Also in attendance were John Paul Dress, Dave Barth, Dale Booms, Todd Doncyson, Cameron Williams, Kevin Linsky, Mary Linsky, Tom Gigliotti, Andy Redinger, James C. Redinger, Robert Morton, Gay Englehart, Jeff Hurt and Bernie Gosky.

Mayor Bird stated the Planning Commission held a hearing on this request on February 7, 2018 and voted to recommend approval of the rezoning.

John Dress, General Manager of Bay Point, explained that a portion of this parcel at the rear of the property has been used for storage of equipment and empty boat trailers for many years and is a grandfathered use. Because of an increase in boats and jet skis there is a greater need for areas to store boat trailers which is why they are asking to rezone this parcel to Business. Mr. Dress said this parcel is bordered on three sides by existing businesses with the north and west side bordered by the Lafarge quarry and the south side by Bay Point. The condominium development to the east borders only 20% of the property.

Andy Redinger, a Bay Point member as well as a condominium owner to the east of the parcel disputed that there has been an increase in the need for trailer storage. Mr. Redinger said he is not opposed to rezoning the back portion of the property to allow storage to continue in that location. His concern is that rezoning the entire parcel does not limit the property to storage of boat trailers. Rezoning would allow the current owner or a future owner to do any of the many uses allowed in the Business District.

Another condo owner, Kevin Linsky said there has been no mining activity on the adjacent quarry property during the 25 years he has lived in his condo. He, too, is concerned about the number of uses permitted in the Business district that are not desirable adjacent to a residential development.

Condo owner Bernie Gosky echoed the previous concerns that once the property is rezoned, there are many different uses that would be permitted adjacent to his home.

James Redinger reminded Council it is their responsibility to protect the value of properties within the village and said rezoning to Business would decrease the residential property values.

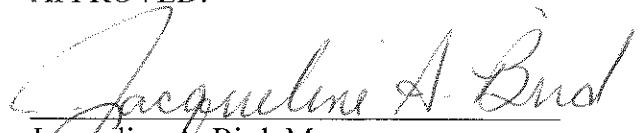
Mr. Redinger recommended only rezoning that portion in the back of the property needed for boat storage rather than rezone the entire parcel.

Addressing one of the concerns expressed, Zoning Administrator Bob Hruska stated that the village has the authority to require a barrier to screen residential uses from business uses.

Mayor Bird stated the next step is for Council to consider legislation regarding the zoning amendment.

Motion to adjourn made by Mrs. Kukay and seconded by Mr. Dorko. Meeting adjourned by unanimous vote at 6:05 p.m.

APPROVED:

  
Jacqueline A. Bird, Mayor

Attest:

  
Rhonda Botti Sowers, Fiscal Officer