

June 1954

Minutes of the first official meeting of the
Zoning and Appeals Board of the Town of St. Michaels

The meeting was called primarily for the purpose of organizing and election of officers.

After a short session of discussion on the general function of the two boards the subject of chairman of the board was brought before the meeting.

After a reappointment (by the Commissioners) of changing Mr. McIvane from the Appeals Board to Zoning Board, he was voted to be the temporary chairman for at least the organizational period. The board felt that due to his previous experience he was best suited to fill the position.

Ralph S. Hunt Jr. was voted to fill the job of secretary.

The motion was made and carried to secure a map showing the distinct boundaries covered by the mile radius outside town limits, over which the Town Zoning Board holds jurisdiction.

It was also moved and carried that Mr. McIvane as chairman and Mr. Gillis as counsel, should have a condensed form of the present ordinance drawn up, suitable for mailing or whatever way thought necessary to put said Ordinance before the public.

The meeting was then brought to a close our next meeting pending the condensation of the ordinance and the drafting of a complete map.

Members of the Board Present

Zoning Board - 1. Wm. J. McIvane - 2. Charles W. Brewster - 3. Roger Ringgold - 4. Ralph S. Hunt Jr. - 5. Alfred B. Hester

Appeals Board 1 - John C. Harper 2 - Kermit Turner
3 - Gerald Lane 4 - Wm. C. Fink.

The Town Commissioners were represented by
Melvin Lebowitz.

Signed.

Secretary

July 21, 1954

A meeting was called of the Zoning and Appeals Boards of St. Michaels by the chairman Mr. McElvane.

The minutes of the previous meeting were read and approved.

The case of Edwin Spurr's application to build a garage was brought up after a clearer understanding of the zoning law governing cases of this type it was decided to issue him a permit to go ahead and build his garage.

Mr. McElvane brought in the condensed form of the Zoning Ordinance and after the reading and discussion of said condensation it was moved and seconded to accept the condensed laws. It was voted to get this information to the public in one form or another through the combined efforts of the chairman and the commissioners. It was also voted Mr. McElvane would request the commissioners to have the map of the mile radius drawn up as soon as possible.

It was moved and seconded and voted unanimously to make the first Monday of each month the regular meeting night for the Zoning Board. Anyone having business with the board can discuss it at that time.

It was moved and seconded to adjourn the meeting, there being no further business.

Signed

Secretary

January 3, 1955

The meeting was called to order and without further formalities the business at hand was brought up. The major subject being the consideration of a permit for building a filling station on a portion of Rio Vista, which had already been zoned commercial by the county prior to the organization of the town zoning Board.

It was moved and seconded the permit be granted to Ballouay Harrison for building the filling station on the parcel of land designated on the application.

There being no further business the meeting was adjourned.

Secretary

February 7, 1955

The meeting was called to order and the application of Balloway Harrison to erect (2) two gas and fuel oil tanks on Lot 6 Section 5 of the Rio Vista Development was brought before the Board. After due consideration on the application of the zoning Ordinance we find the area mentioned in application to be zoned commercial and the project mentioned is definitely industrial therefore we cannot approve this application.

It was moved and seconded we turn this application down and unanimously voted the same.

There being no further business at hand the meeting was adjourned

Secretary

February 28, 1955

A meeting was called to act on several applications for building permits.

The first item being the application of Lee Reese & son to build an addition to his present filling station. There being no complications at all the permit was granted. (Mrs. Sewell will grant the permit).

The next item was the application of Mrs. John Loaden to rezone the plot of land belonging to her at the south extremity of the town limits.

As the zoning Board not having the power of rezoning recommend to the commissioners that this land be zoned commercial instead of residential. At the same time it is recommended that all the area on both sides of the Highway from the present High School out to the town line that ties in with the county zoned land outside the town limits be also zoned commercial.

Secretary

December 19, 1955

A special meeting of the Zoning Board for the purpose of electing a new chairman. Mr. McElvane having served very effectively since the founding of the board.

There are also quite a few items of business to be discussed and decided upon.

Minutes of the last meeting were read and approved.

The motion was made and seconded and carried to write Mr. McElvane a letter of appreciation and urge him not to leave this area as a home site.

The motion, to replace Mr. McElvane with Mr. Roger Ringgold as chairman was seconded and carried.

The application for rezoning the land between Ernest Dyott's property and Earl Willey's property was properly acted upon and all agreed the procedure be followed the same as in the application of John Gooden on the date of May 9, 1955.

This application will be advertised for proper length of time and a public hearing be set up for January 19th.

The letter concerning the zoning of land not already zoned was talked about and decided to give it back to the commissioners with the notation that we would work with them in any way we can.

There should be a letter sent to Mr. Willey to that effect (stated above).

The meeting adjourned without any further business.

Secretary

January 23, 1956

A special meeting of the zoning Board with the Commissioners was held primarily to acquaint the board members with the existing situation concerning the mile area outside the town limits.

The minutes of the previous meeting were read and approved.

The matter at hand was discussed pro and con, and everyone being in accord and there being no further business the meeting was adjourned by chairman, Mr. Ringgold,

Secretary

April 4, 1956

A meeting was held to act on the application of Norman Roe to put an addition on garage to make a boat slip.

The board as a whole agreed that the procedure to follow would be -

He will have to make formal application to have his property rezoned from Residential to commercial as all that area is at this time Residential and the zoning law of St. Michaels states no commercial project can be built in a Residential area.

Then he will have to stand a public hearing (even if his property is changed) to give the people of that area a chance to object or agree. The Town clerk will please send him a notice to this effect.

There being no further business the meeting adjourned.

Secretary

May 14, 1956

The meeting was called to order and the minutes of previous meeting were read and approved.

At the time of Mr. Ringgold's death (he being chairman of the zoning board) we the remaining members bought a spray of flowers for his funeral.

The card of thanks and appreciation from Mrs. Ringgold was read before the board and everyone agreed we had lost a fine member of our board.

We elected a new chairman to replace Mr. Ringgold, Ralph S. Hunt Jr. was voted to fill the chairman's chair, and also take care of the secretarial duties until a regular secretary was available.

The letter from the county commissioners was discussed and a recommendation from the zoning board to the commissioners to go ahead with the master map and at any time take over officially the mile area around the town limits. As for the map (to the best of our knowledge) that has to be made up and filled in as to the zoning areas (The filling in of the map should be done by a competent Engineer). Then it can either be accepted or rejected by the commissioners. After the action is taken by the commissioners then the zoning Board is officially able to govern the area in question.

There being no more business the meeting was adjourned.

R. S. Hunt - Chairman
per

R. S. H. acting Secy.

11/12/56

meeting of zoning Board was called to order by
Chairman of Ralph Hunt Jr. following members
Present C. Bush, C. Harrison, A. Chester, A. Spencer
minutes of last meeting read & approved.

Secretary was elected - Alet Spencer
Application for building Permit for a Garage
20' x 40' by M. F. Washell approved by Board,
and a commendation made that Town Comm.
grant Permit.

Secretary was asked to see Comm.
regarding zoning the 1/2 mile area, and
request the Town Engineer to meet
with the zoning Board.

No other business the meeting adjourned
Alet Spencer

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November 12, 1956

Meeting of Zoning Board was called to order
 Chairman, Ralph S. Hunt Jr. The following members
 were present, Charles Brewster, Elwood Harrison, Alfred
 Chester, Alex Spencer.

Minutes of the last meeting read and approved.
 Secretary was elected - Alex Spencer.

Application for building permit for a garage
 20' x 40' by M. H. Voshell approved by Board
 and recommendation made that Town Commissioners
 grant permit.

Secretary was asked to see the
 Commissioners the mile area and request
 the Town Engineer to meet with the Zoning
 Board.

There being no other business the
 meeting adjourned.

Alex Spencer, Secretary
 per M. H.

November 26, 1956

The meeting was opened with reading of the minutes, they being passed & approved.

We brought up the only application before the board, which was the border lots on the main road, as described in application.

The board agreed that the procedure would have to follow the same course as the Wadsworth case, that being, it will be advertised in paper and then a public meeting held, etc.

There being no further business the meeting was adjourned.

Members in attendance - Alfred C. Hester

Elwood Harrison

Ralph S. Hunt, Jr.

December 7, 1956

A meeting of the zoning board was called to order, the minutes were read and approved, the only business on hand, was an application from Mr. Brenster, concerning a proposed garage on lot adjoining his property.

The application was discussed pro & con and was finally approved by the entire board present and recommend to the Commissioners the building permit be granted.

Members of the board present

Ralph S. Hunt Jr.

Elwood Harrison

Alfred B. Hester

Ralph S. Hunt Jr.

Chairman

March 6, 1957

A meeting of the zoning board was called to discuss the map of the mile area around St. Michaels.

We have talked this matter over thoroughly and we have come to this conclusion:

Resolved-

That the Town Commissioners furnish us with this map, by having it drawn by Kastenhuber or some qualified engineer. Mr. Gilh's seems to think this can be done without too much expense.

We will have another meeting in thirty days and would like (if possible) to have the map at that time, so we can officially take over this area.

We have had called to our attention the fact that a lot of building in the corporate limits of town has been done with no permit or even an application being made for same.

We think there could be a resolution drafted by the Commissioners to the effect a check should be made, and the officer of the town enforce the check.

There being no further business the meeting was brought to a close.

Ralph S. Hunt Jr.

Chairman & Act. Secy.

June 28, 1957

Minutes of Zoning Board Meeting Held June 28, 1957

Meeting was called to order by Mr. Charles Brewster, acting chairman, following members present; Alfred B. Hester, Elwood Harrison, Alex Spencer.

The map of St. Michaels and the one mile area with the various zoning classifications shown was discussed and it is the recommendation of this board that the town commissioners accept this map as is.

It is further suggested that after the map has been accepted that there be several prints made and distributed. The banks and post office would put one on display, and, of course, the town office.

There being no further business the meeting was adjourned.

Alex. J. Spencer, acting secr.

Wednesday, January 29, 1958

A meeting was called on this date to act on an application by Mr. J. B. Dullin (St. Michaels) for rezoning of a parcel of land owned by him. This property adjoins other property owned by Mr. Dullin and used as a flour and feed mill. The property as it stands is zoned Residential and he wishes to have it changed to Commercial. The application and affixed check (\$50.00) was presented at this meeting.

The application was brought before the board and after due deliberation the entire board voted to recommend ^{the application be approved and} the usual procedure in such cases (adv. in paper and the holding of a public hearing and finally decided by the Commissioners as a final decision.

The only stipulation we recommend is that the proposed building be kept back from New Lane at least 20 or 25 feet.

Ralph L. Hunt Jr.
Chairman of Board

Monday, January 22, 1956

Meeting was called on the date set out in correspondence by Mr. J. B. Dullin / Mr. Dullin on receipt of a parcel of land owned by the family of Mrs. J. B. Dullin and by Mrs. Dullin and sold as a piece of land, but not the property as it stood in good condition and he wishes to have it changed to commercial. He specifically asked about 1950 or thereabouts at this meeting.

The resolution was brought before the board and after due deliberation the entire board voted to recommend the same procedure as was used in other cases and the holding of a public hearing and finally decided by the Commission on the final decision.

The only objection was made that the proposed bill be kept back for now but at least 30 days later.

Ralph J. Hunt
Chairman of Board

