



ZONING BOARD OF APPEALS

APRIL 28, 2014

**CITY OF PORTAGE ZONING BOARD OF APPEALS
Special Meeting**

Monday, April 28, 2014

(7:00 pm)

**Portage City Hall
Council Chambers**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES:

- * December 9, 2013

OLD BUSINESS:

NEW BUSINESS:

- * 1. ZBA #13-13, Meyer Wood Products, 7518 South Westnedge Avenue: Requesting a Temporary Use Permit to allow outdoor wood product and accessory building sales from April 29, 2014 through October 29, 2014.

OTHER BUSINESS:

STATEMENT OF CITIZENS:

ADJOURNMENT:

Star (*) indicates printed material within the agenda packet

CITY OF PORTAGE ZONING BOARD OF APPEALS

DRAFT

Minutes of Meeting – December 9, 2013

The City of Portage Zoning Board of Appeals meeting was called to order by Mariana Singer at 7:00 p.m. in the Council Chambers. Twelve people were in the audience.

MEMBERS PRESENT: Tim Bunch, Glenn Smith, Michael Robbe, Doug Rhodus, Marianna Singer, and Philip Schaefer.

MEMBERS EXCUSED: James White, Lowell Seyburn, Jeff Bright

IN ATTENDANCE: Jeff Mais, Zoning & Codes Administrator and Charlie Bear, Assistant City Attorney

APPROVAL OF THE MINUTES: Bunch moved and Smith seconded a motion to approve the November 11, 2013 minutes as submitted. Upon voice vote, motion was approved 6-0.

OLD BUSINESS:

NEW BUSINESS:

Singer advised all applicants that because the Board was short one voting member, they had the option to postpone their request until the next regularly scheduled meeting in hopes that seven members would be present at that time, or could proceed now with only six voting members.

ZBA #13-09, 5260 Bronson Boulevard: Attorney Bear advised the Board that in reviewing appeals the decision of the Board is limited to the information that was available to the officials making the decision at that time, and that while the item had been noticed as a public hearing and anyone had the right to speak, the Board was not to consider letters or statements from citizens provided after the time of staff's determination as evidence in making their decision. Mr. Bear stated garage sales are not defined or regulated in the zoning code and read a definition of 'garage sale' from the American Heritage dictionary. Mr. Bear stated staff made the decision that the sales activities at 5260 Bronson Boulevard in August, 2013 exceeded the scope of what is considered a normal garage sale and crossed the line into becoming a Home Occupation, second hand goods sale, or other home-based business activity. In evaluating this decision, the Board should consider factors such as the amount of traffic, past enforcement history (included in the supplemental agenda materials), the presence of items purchased expressly for resale, the size, duration, and intensity of the sales activities observed by staff. Mais summarized the staff report included in the agenda packet. Mr. Kragt then summarized his appeal application letter included in the agenda packet. Schaefer inquired if Mr. Kragt believed his sales activities were permitted. Mr. Kragt stated yes. Schaefer then inquired if he thought he could operate a sale every day of the year. Mr. Kragt stated no, that would be a business. Schaefer inquired how many times a year did he think he could operate a sale and not be a business. Mr. Kragt responded the code allowed him to do it three times a year. Smith inquired how many days a year the sales occurred. Mr. Kragt indicated between the three sales about nine or ten days in total for the year. Mr. Kragt stated the Saturday events were half off sales and often generated substantial traffic. Mr. Kragt stated that if people get upset about not being able to back out of their driveway they take care of the situation.

A public hearing was opened. Molly Ettwein, 5265 Bronson Boulevard, Mike Duggan, 5260 Bronson Boulevard, and Tim Dooley, 5239 Bronson Boulevard spoke in favor of affirming staff's decision. Robert Ailes, 5229 Bronson Boulevard, recommended a compromise which might allow Mr. Kragt to continue to have sales and maintain neighborhood harmony. Donna Kragt, 5260 Bronson Boulevard spoke in favor of reversing staff's decision. The public hearing was closed.

Smith inquired if it was the city's position that the resale of items was what prompted the August 30, 2013 letter. Mais clarified the resale of items was one contributing factor, but what prompted the letter was described in the middle paragraph where it stated the resale of merchandise with the intent to resell it was not consistent with the intent of a typical household garage sale, and that the larger inventories attracted larger numbers of customers which resulted in increased negative impacts on other neighborhood residents.

The city had received complaints in the past about Mr. Kragt's sales, but that it was not known for certain that the large inventories were the result of items purchased expressly for resale until Mr. Kragt stated so himself on August 30th. Bunch noted it was the position of city staff that they were not prohibiting Mr. Kragt from having any garage sales, just limiting the sales to items from his own household. Bunch inquired what staff would do in the future if Mr. Kragt held a garage sale with items from just his household and still got complaints. Mais stated he could not say without assessing the nature and extent of the complaint at that time. The Board discussed the propriety of imposing conditions on future sales and Mr. Kragt questioned how he should proceed with sales in the future. Schaefer stated the Board was not advising on the operation of future sales but, rather, was deciding whether or not staff acted correctly when it made its decision on August 30, 2013 and would either affirm or reverse that decision. A motion was made by Smith, seconded by Schaefer that the staff decision and action concerning ZBA #13-09 be affirmed, and that the staff interpretation of the intent of the code was correct. Further, the sale of items at a garage sale should be limited to items from the household, and acquiring items with the specific intent of resale, especially with the amount of items on the scale described in Mr. Kragt's Craigslist ad and that the sale caused undue amounts of traffic congestion in the neighborhood, may create safety issues, and is a nuisance to neighbors. Upon roll call vote: Robbe-Yes, Rhodus-Yes, Schaefer-Yes, Bunch-Yes, Smith-Yes, Singer-Yes. Motion passed 6-0.

ZBA #13-10, 7725 Portage Road: Mais summarized the request for a 115 square-foot freestanding sign where a maximum 48 square-foot sign is permitted. John Wright stated the sign was already manufactured and installed before they realized it didn't meet code, but was removed prior to the hearing pending variance approval. Singer noted the view of Zoetis' building was partially blocked by a number of trees. Bunch inquired if the applicant would be willing to consider a lesser variance. Mr. Wright stated because they had already purchased the sign they would prefer not.

A public hearing was opened. No one spoke for or against the request. The public hearing was closed.

A motion was made by Robbe, seconded by Rhodus to deny the request for a 115 square-foot freestanding sign where a maximum 48 square-foot sign is permitted. There are no exceptional circumstances applying to the property that do not apply generally to other properties in the zoning district; The immediate practical difficulty causing the need for the variance request was caused by the applicant when they ordered the sign before finding out the code requirements; the variance would materially impair the intent and purpose of the zoning ordinance. Upon roll call vote: Robbe-Yes, Schaefer-Yes, Rhodus-Yes, Bunch-No, Singer-No, and Smith-No. Motion failed 3-3.

A motion was made by Smith, seconded by Bunch, to grant a variance for an 83 square-foot freestanding sign where a maximum 48 square-foot sign is permitted. There are exceptional circumstances applying to the property that do not apply generally to other properties in the same zoning district, which include the Zoetis building is setback from Portage Road over 1,000 feet, reducing any wall sign's visibility; the variance is necessary for the preservation of a substantial property right, the right to have a sign similar in size to others in the vicinity; the immediate practical difficulty causing the need for the variance was not created by the applicant; the variance will not be detrimental to adjacent property and the surrounding neighborhood. In addition, the application and supporting materials, staff report, and all comments and discussion and materials presented at this hearing be incorporated in the record of this hearing and the findings of the Board, and that action of the Board be final and effective immediately. Upon roll call vote: Robbe-No, Rhodus-Yes, Bunch-Yes, Singer-Yes, Schaefer-Yes, and Smith-Yes. Motion passed 5-1.

ZBA #13-11, 1006 Forest Drive: Mais summarized the request for a variance to construct a new dwelling 26 feet eight inches in height where a maximum 25 feet is permitted. Mr. Clifford stated the request was small, the slope near the lake posed a potential danger to young children, and the reason they purchased this property was so that they could build a walkout home. Mr. Clifford also stated the neighbors had no objection to the request. The applicant provided the Board information supplied by a surveyor which purported to show the average height of several houses in the vicinity were taller than 25 feet. Mais pointed out the surveyor used a different method of calculating building height than that set forth in code. Mrs.

Clifford stated they were looking for a child friendly design and she did not think the conforming alternative was as safe.

A public hearing was opened. No one spoke for or against the request. The public hearing was closed.

A motion was made by Robbe, seconded by Bunch, to deny a variance to construct a new dwelling 26 feet eight inches in height where a maximum 25 feet is permitted. There are no exceptional circumstances applying to the property that do not apply generally to other properties in the zoning district; the variance is not necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same zoning district in the vicinity because there are conforming alternatives available such as alternative building plans that meet code; the immediate practical difficulty causing the need for the variance request was caused by the applicant; the variance would materially impair the intent and purpose of the zoning ordinance. Upon roll call vote: Robbe-Yes, Rhodus-Yes, Bunch-Yes, Singer-Yes, Schaefer-Yes, and Smith-Yes. Motion passed 6-0.

ZBA #13-12, 6225 South Westnedge Avenue: Mais summarized the request for variances to: a) construct a vestibule 45 feet from the South Westnedge Avenue, and b) erect a wall sign that extends 72 inches from the building wall where a maximum 18 inches is permitted. Mr. Rahn was present to answer any questions on behalf of the applicant. Robbe inquired why not move the vestibule to a different side of the building. Mr. Rahn stated their proposal is intended to maximize use of the existing space and alternate locations did not do this. Robbe inquired of staff if the applicant absolutely had to have this vestibule. Mais stated no, but the vestibule would protect customers from wind, cold and the elements whenever the front door opened.

A public hearing was opened. No one spoke for or against the request. The public hearing was closed.

A motion was made by Bunch, and seconded by Smith to grant variances to: a) construct a vestibule 45 feet from South Westnedge Avenue, and b) erect a wall sign that extends 72 inches from the building wall where a maximum 18 inches is permitted. There are exceptional circumstances applying to the property that do not apply generally to other properties in the same zoning district, which include the nonconforming building's unique design; the immediate practical difficulty causing the need for the variance was not created by the applicant; the variance will not be detrimental to adjacent property and the surrounding neighborhood; and the variance will not materially impair the intent and purpose of the zoning ordinance. In addition, the application and supporting materials, staff report, and all comments and discussion and materials presented at this hearing be incorporated in the record of this hearing and the findings of the Board, and that action of the Board be final and effective immediately. Upon roll call vote: Robbe-Yes, Rhodus-Yes, Bunch-Yes, Singer-Yes, Schaefer-Yes, and Smith-Yes. Motion passed 6-0.

OTHER BUSINESS:

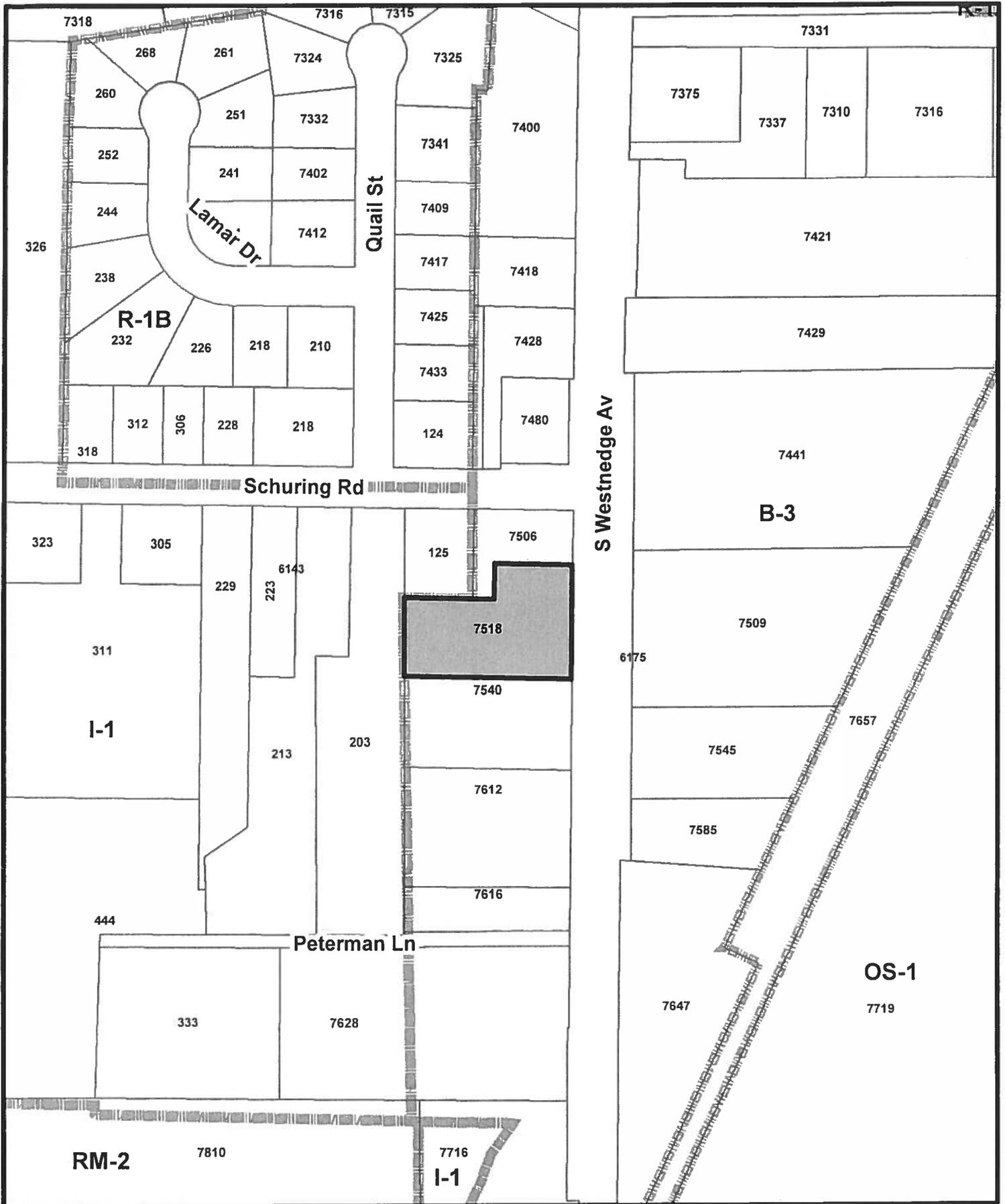
STATEMENT OF CITIZENS: None

ADJOURNMENT: There being no further business, the meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Jeff Mais
Zoning & Codes Administrator

DRAFT



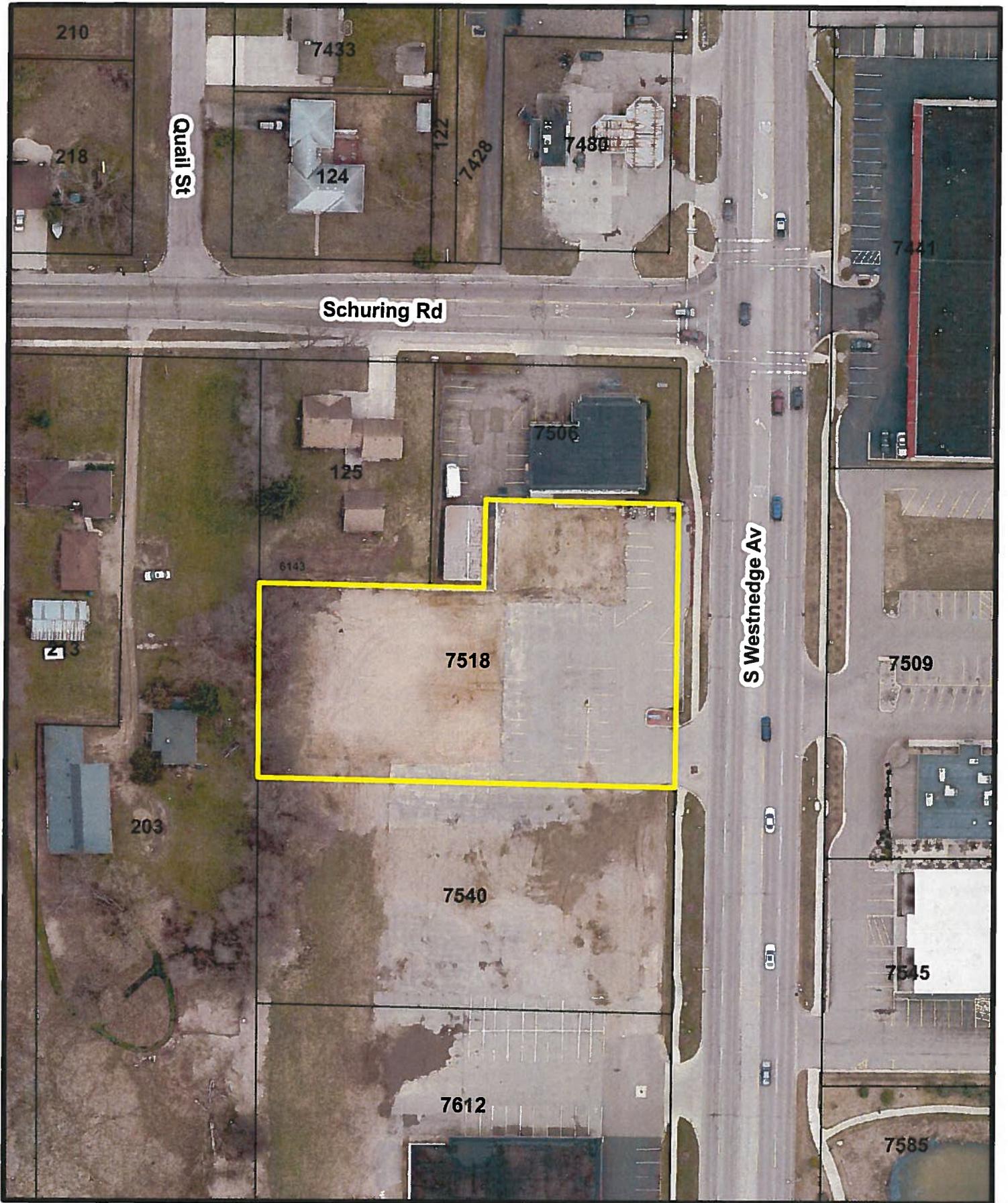
-  Zoning Boundary
-  300' Notification Boundary
-  Subject Property

ZBA 13-13

7518 South Westnedge Avenue



1 inch = 200 feet



OBJECTID

 Subject Property

ZBA 13-13
7518 South Westnedge Avenue



1 inch = 80 feet



Department of Community Development

RECEIVED

APR 01 2014

ZONING BOARD OF APPEALS APPLICATION

COMMUNITY DEVELOPMENT

FOR COMPLETION BY APPLICANT

Application Date 3/27/2014
Name of Applicant ROY MEYER
Applicant's Address 32180 RED ARROW
Name of Property Owner (if different from Applicant)
Address
Phone No. 269-657-3450

Address of the Property that is the subject of this Application:
Street Address 7518 S. WESTNEDGE
For Platted Property: Lot of Plat

[If The Property Is Unplatted, the Legal Description is needed. Please attach on a separate sheet.]
Applicant's interest in Property that is the subject of this Application: DISPLAY LOT FOR MEYER WOOD PRODUCTS

Application Fee (Residential Uses) (All Other Uses)
Type of Appeal (Please check one of the following bold choices and provide the requested information):
Variance from Zoning Ordinance: Article Section Paragraph
Regarding: Use Area Yards
Setbacks Parking Other

Reason for Request (Also complete page 2 of application):

Appeal of Administrative Decision: Article Section Paragraph
Reason for Request:

Interpretation of the Zoning Ordinance: Article Section Paragraph
Reason for Request:

X A Temporary Permit for: Building Use Other Approval
Article Section Paragraph
Reason for Request: Temporary use for Specialty Wood Products

FOR STAFF USE

Table with 3 columns: Application Number (20A 13-13), Filing Date (4/1/14), Tentative Hearing Date (4/28/14). Row 2: Previous Application Filed Regarding This Property:

Reason For Variance

1. Please explain how the property has characteristics such as narrowness, shallowness, irregular shape, topography, or natural features that prevent compliance with the Zoning Ordinance. (Attach additional sheets if needed.)

See ATTACH

2. Are the physical characteristics you explained above unique and not shared by neighboring properties? (Attach additional sheets if needed.)

See ATTACH

3. Can the property be reasonably used for the uses permitted in the zoning district without granting the variance? (Attach additional sheets if needed.)

See ATTACH

4. Is the variance the minimum necessary to permit reasonable use of the land and buildings, or would a lesser variance be fair and equitable to the applicant as well as logical and just to other property owners in the area? (Attach additional sheets if needed.)

See ATTACH

5. Explain how the variance would not result in adverse affects on adjacent properties or alter the character of the area. (Attach additional sheets if needed.)

See ATTACH

6. Explain how the variance would not result in increased traffic congestion, noise, or other potential concerns, or in dangers from fire, flood or other hazards, that would be detrimental to the property or to the area. (Attach additional sheets if needed.)

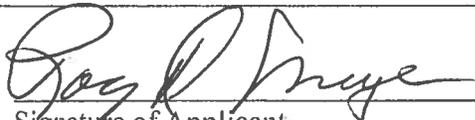
See ATTACH

7. Is the reason for the request, the practical difficulty or the hardship created, due to an act of the applicant or due to an act by the previous property owner? (Attach additional sheets if needed.)

See ATTACH

8. Explain how the variance would fulfill the spirit and intent of the Zoning Ordinance. (Attach additional sheets if needed.)

See ATTACH


Signature of Applicant

4/1/2014
Date

Meyer Wood Products
32180 Red Arrow Highway, Paw Paw, MI 49079 (269) 657-3450

Roy Meyer-Owner
Meyer Wood Products
32180 Red Arrow Highway
Paw Paw, MI 49079
April 6, 2014

RECEIVED
APR 07 2014
COMMUNITY DEVELOPMENT

Portage City Council
7900 South Westnedge Ave
Portage, MI 002

Dear Portage City Council:

My name is Roy Meyer and I am the owner of Meyer Wood Products of Paw Paw, Michigan for the past 35 years. I am also a retired school teacher, teaching for 30 years at Lawrence High School. I would like to apply for a six month temporary permit to display my products at 7518 South Westnedge, Portage, MI 49002. My core business product line consists of lawn furniture, storage sheds/gazebos, boat lifts and boat dock. I have previously submitted a sketch of the proposed layout of my product line to be displayed at that site. Meyer Wood Products has displayed product at other southwest Michigan cities and townships in the past including South Haven, Sister Lakes, Decatur, Grand Rapids and at Sandy Pines Resort in Hopkins.

I plan on having 12 or more parking spaces available for customers. I also will be utilizing a lawn care/weed control client to maintain the property during the permit period. The required amount of liability insurance needed for this type of permit also will be carried by my business. Signage on site will also be per Portage City ordinances and I plan on using display boxes for brochures and product information.

If you have any questions please do not hesitate to contact me as my contact information appears above on the company letterhead. Thank you in advance for your consideration.

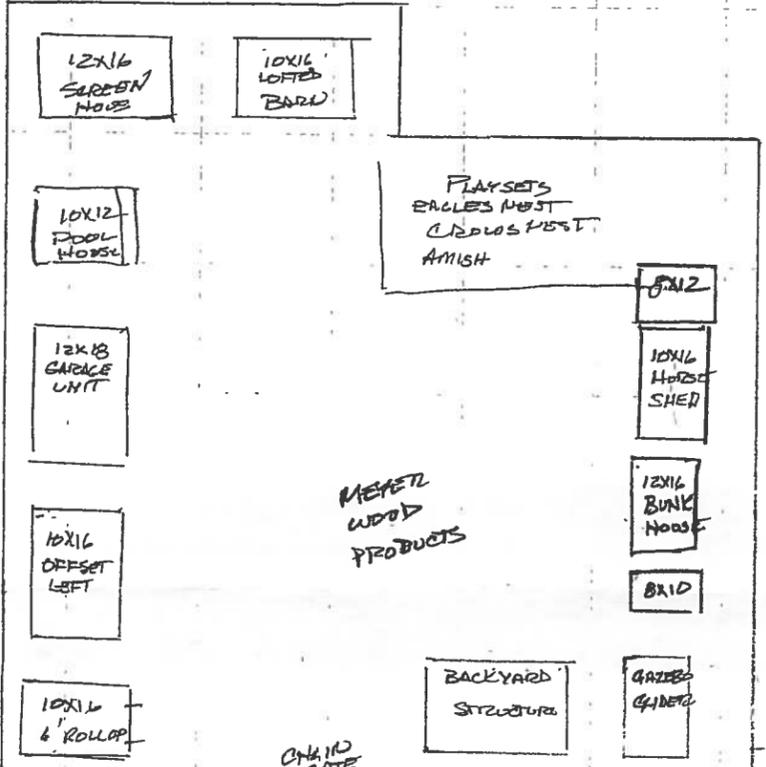
Sincerely,



Roy Meyer-Owner
Meyer Wood Products

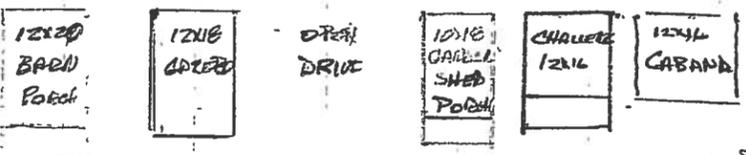
CONCRETE DRIVE

← 128' →

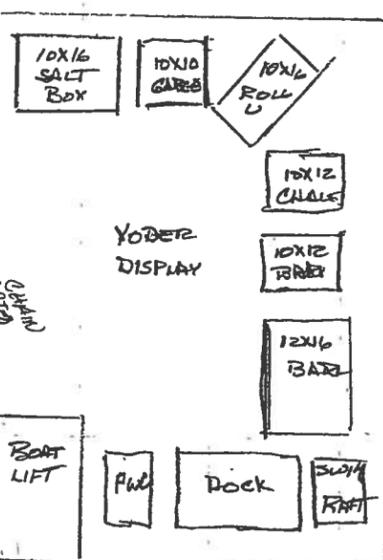


↑ 150 ↓

← 58' →



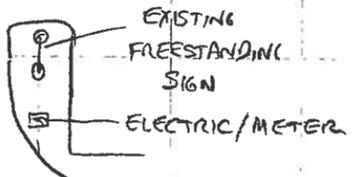
KUANS - DISPLAY



YOBETA DISPLAY

↑ 130 ↓

ASPHALT



EXISTING FREESTANDING SIGN
ELECTRIC/METER

DUMPSTER ENCLOSED

← 187' →
(7518 S. WESTNEDGE)

SCALE 5' SQ FEET

Bill CEKOLA

PCC LLC

6625 HUNTERS DOWN
KALAMAZOO, MI 49048
(269) 207-1024

ROY MEYER
WOOD PRODUCTS

(269) 657-3450

- PARKING SPOTS USED 12+
- LIGHTING EXISTING 2 POLES + FREESTANDING SIGN
- HOURS OPEN 24 HRS / 7-DAY
- EMPLOYEES IF SALES MERIT



MEYER WOOD PRODUCTS

STORAGE BARNS

2014 PRICE LIST

STANDARD FEATURES:

- 4x4 Pressure-Treated Runners
- Pressure-Treated 2x4 Floor Joist 16" o.c.
- 5/8" Sturdy Floor T&G Plywood Floor
- 2x4 Wall Studs 16" o.c.
- Duratemp or T-1-11 Plywood Siding
- Primed & Ready to Paint
- 1/2" Plywood Roof Sheathing
- 2x4 Rafters 16" o.c.
- Drip Edge, Felt Paper & 25-Year Shingle
- Pair of 8"x16" Vents on Wood Buildings, or 8' Ridge Vent on Vinyl-Sided Buildings
- 60" Double Doors w/Continuous Hinges
- Locking T-Handle Door Latch
- Hooks & Eyes to Secure Open Doors
- Aluminium Treadplate
- 2-Year Limited Warranty

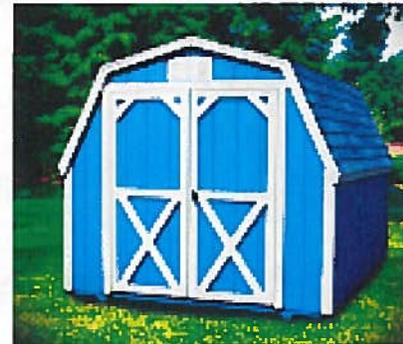
ALL BUILDINGS HAVE \$300 DELIVERY CHARGE

Gambrel Barn

4' High Sidewalls (width x depth)

6x8*	\$1,057	10x10.....	\$1,513
6x10*	\$1,214	10x12.....	\$1,836
6x12*	\$1,327	10x14.....	\$2,034
8x8	\$1,272	10x16.....	\$2,107
8x10.....	\$1,393	10x20.....	\$2,476
8x12.....	\$1,506	12x12.....	\$1,949
		12x14.....	\$2,059
		12x16.....	\$2,352

*Includes a Single 36"-Wide Door



6' High Sidewalls (width x depth)



8x8	\$1,499	12x16.....	\$2,611
8x10.....	\$1,584	12x18.....	\$2,849
8x12.....	\$1,714	12x20.....	\$3,080
10x10.....	\$1,778	12x24.....	\$3,658
10x12.....	\$1,956	14x16.....	\$3,080
10x14.....	\$2,132	14x20.....	\$3,732
10x16.....	\$2,352	14x22.....	\$4,025
10x18.....	\$2,534	14x24.....	\$4,306
10x20.....	\$2,692	14x28.....	\$4,892
12x12.....	\$2,285	14x32.....	\$5,546
12x14.....	\$2,456	14x36.....	\$6,132

32180 RED ARROW HIGHWAY., PAW PAW, MI 49079 • 269-657-3450

MEYER WOOD PRODUCTS

ALL BUILDINGS HAVE \$300 DELIVERY CHARGE

Studio

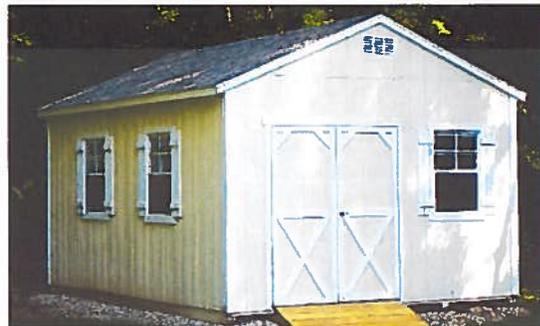
6' High Sidewalls (width x depth)

6x6*	\$963	12x12.....	\$2,079
6x8*	\$1,050	12x14.....	\$2,331
6x10*	\$1,163	12x16.....	\$2,493
6x12*	\$1,262	12x18.....	\$2,800
8x8	\$1,264	12x20.....	\$2,888
8x10.....	\$1,373	12x24.....	\$3,406
8x12.....	\$1,372	14x16.....	\$2,814
10x10.....	\$1,482	14x18.....	\$3,050
10x12.....	\$1,820	14x20.....	\$3,406
10x14.....	\$2,018	14x24.....	\$3,841
10x16.....	\$2,175	14x28.....	\$4,280
10x18.....	\$2,321	14x32.....	\$4,569
10x20.....	\$2,450	14x36.....	\$5,370

*Includes a Single 36"-Wide Door



7' High Sidewalls (width x depth)



10x10.....	\$1,818	12x18.....	\$3,048
10x12.....	\$1,960	12x20.....	\$3,259
10x14.....	\$2,189	12x24.....	\$3,841
10x16.....	\$2,450	14x16.....	\$3,111
10x18.....	\$2,634	14x20.....	\$3,695
10x20.....	\$2,814	14x24.....	\$4,274
10x24.....	\$3,375	14x28.....	\$4,865
12x12.....	\$2,287	14x32.....	\$5,454
12x14.....	\$2,554	14x36.....	\$6,044
12x16.....	\$2,814		

Chalet

6' High Sidewalls (width x depth)

10x8	\$1,564	16x12.....	\$2,875
12x8.....	\$1,928	18x12.....	\$3,133
10x10.....	\$1,928	20x12.....	\$3,374
12x10.....	\$2,062	24x12.....	\$3,732
14x10.....	\$2,248	16x14.....	\$3,080
16x10.....	\$2,443	20x14.....	\$3,658
18x10.....	\$2,685	24x14.....	\$4,243
20x10.....	\$2,896	28x14.....	\$4,599
12x12.....	\$2,280	32x14.....	\$4,935
14x12.....	\$2,734	36x14.....	\$5,517

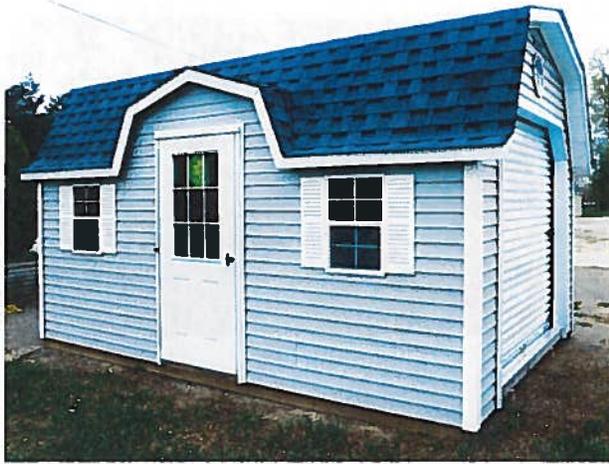
NOTE: Price Does Not Include Front Door or Windows.



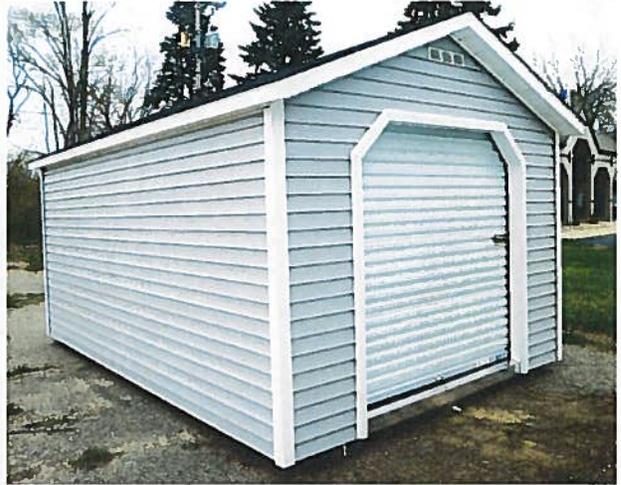
32180 RED ARROW HIGHWAY., PAW PAW, MI 49079 • 269-657-3450

MEYER WOOD PRODUCTS

**10x16 Gambrel w/ 6' Roll-up Door
(Vinyl)**



10x16 Gabel w/ 6' Roll-up Door



**12x18 Gambrel w/ 8' Roll-up Door
(Vinyl)**



12x16 Red Barn



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MEYER WOOD PRODUCTS

Overhead Door



12x18 Gable w/2 windows



Bunk House



Double Door



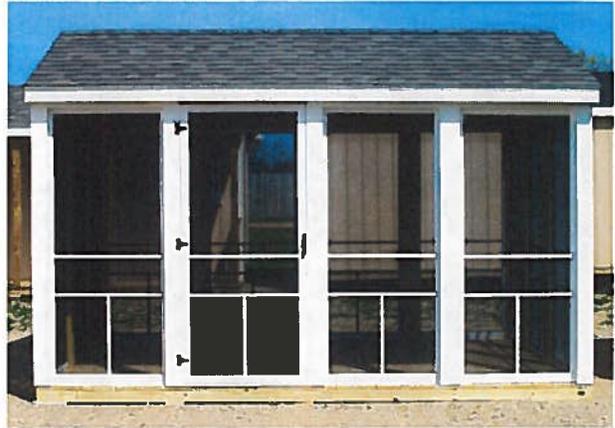
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MEYER WOOD PRODUCTS

12x16 1/4 Deck



Screen Room



12x16 Outdoor Structure



Studio w/DbI Windows



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MEYER WOOD PRODUCTS

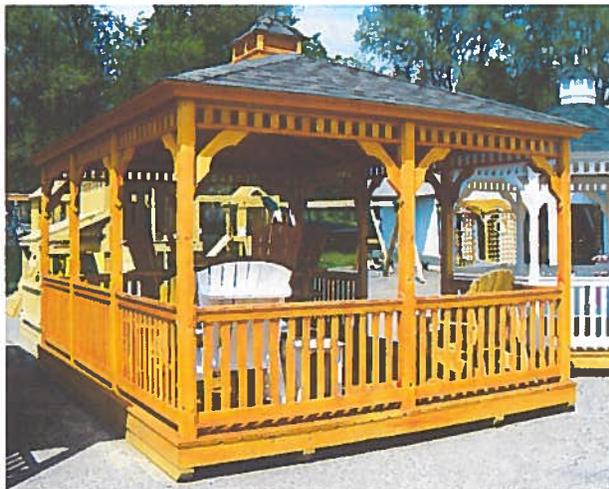
Small Gazebo w/Dbl. Roof



12x18 White Gazebo



12x16 Cedar Gazebo



12x26 Screen Room



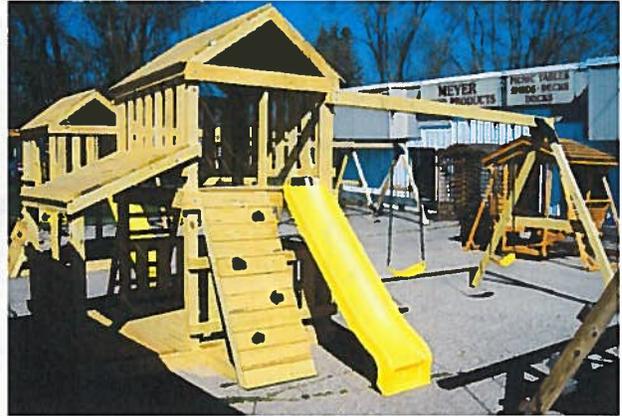
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MEYER WOOD PRODUCTS

10x18 Animal Shelter w/Tack Room



Chesapeake Swing



10x12 Animal Shelter



Gazebo Glider w/ A-Frame Roof



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MEYER WOOD PRODUCTS

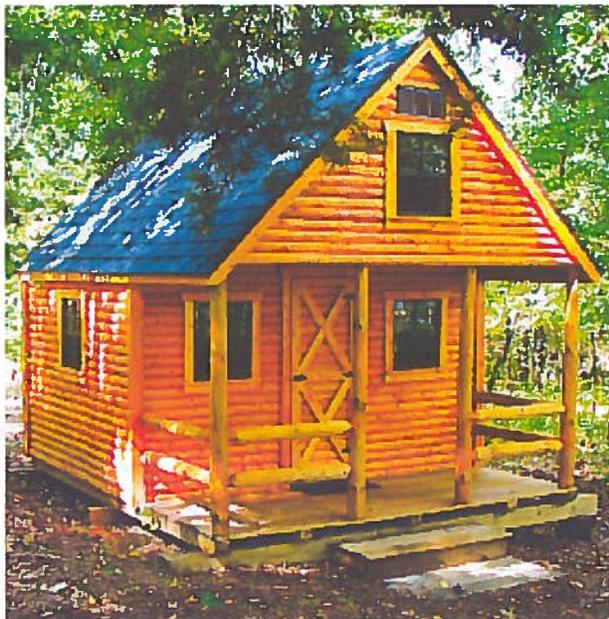
12x16 Cabana



12x18 Barn



Log Cabin



MEYER WOOD PRODUCTS

also carries:

DOCKS · BOAT LIFTS
PICNIC & PUB TABLES
ANDIRONDACK CHAIRS &
ROCKERS in WOOD or POLY
WINDMILLS
LIGHTHOUSES
WISHING WELLS
KAYAKS · SWIM RAFTS
PLANTERS
CHICKEN COOPS
YARD SWINGS

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MEYER WOOD PRODUCTS

ALL BUILDINGS HAVE \$300 DELIVERY CHARGE

Villa

6' High Sidewalls (width x depth)

6x8* \$1,248	12x12..... \$2,241
6x10* \$1,356	12x14..... \$2,492
6x12* \$1,463	12x16..... \$2,647
8x8 \$1,463	12x20..... \$3,045
8x10..... \$1,603	12x24..... \$3,549
8x12..... \$1,743	14x16..... \$2,970
10x10..... \$1,764	14x20..... \$3,549
10x12..... \$1,985	14x24..... \$3,998
10x14..... \$2,184	14x28..... \$4,415
10x16..... \$2,338	14x32..... \$4,708
10x20..... \$2,604	14x36..... \$5,146

*Includes a Single 36"-Wide Door



7' High Sidewalls (width x depth)

10x10..... \$1,985	12x12..... \$2,571	14x16..... \$3,264
10x12..... \$2,123	12x14..... \$2,705	14x20..... \$3,841
10x14..... \$2,352	12x16..... \$2,970	14x24..... \$4,415
10x16..... \$2,604	12x20..... \$3,410	14x28..... \$5,000
10x20..... \$2,970	12x24..... \$3,988	14x32..... \$5,584

Victorian Playhouse

4' High Sidewalls (width x depth) 5' High Sidewalls (width x depth)

8x6 \$1,442	8x6 \$1,605
10x8..... \$1,797	10x8..... \$1,929
12x8..... \$2,076	12x8..... \$2,256
12x10..... \$2,548	12x10..... \$2,731

Base Price Includes (2) 18x23 Windows w/Shutters & Flower Boxes, Small Front Door, Full-Size 30" Door on end (Paint Included).

Chimney \$35	10x12 Loft . \$200	8x4 Deck ... \$366
6x8 Loft \$179	8x3 Deck ... \$274	10x4 Deck . \$458
8x10 Loft ... \$186	10x3 Deck . \$343	12x4 Deck . \$548
8x12 Loft ... \$193	12x3 Deck . \$382	



Firehouse

8x8 \$1,674
8x10 \$1,776
8x12 \$1,982
10x10 ... \$2,177
10x12 ... \$2,381

Base Price Includes 4 Double Doors, (2) 18x23 Windows w/Shutters, loft w/Ladder & Chimney (Paint Included).

32180 RED ARROW HIGHWAY., PAW PAW, MI 49079 • 269-657-3450

MEYER WOOD PRODUCTS

ALL BUILDINGS HAVE \$300 DELIVERY CHARGE

Carriage House

6' High Sidewalls (width x depth)

10x8	\$1,499	14x12.....	\$2,352
12x8	\$2,175	16x12.....	\$2,604
14x8	\$1,805	20x12.....	\$3,574
16x8	\$1,955	24x12.....	\$3,732
10x10.....	\$1,617	16x14.....	\$3,080
12x10.....	\$1,874	20x14.....	\$3,732
14x10.....	\$2,125	24x14.....	\$4,379
16x10.....	\$2,279	28x14.....	\$5,037
20x10.....	\$2,569	32x14.....	\$5,701
12x12.....	\$2,132	36x14.....	\$6,277



Carriage House w/Porch

6' High Sidewalls (width x depth)



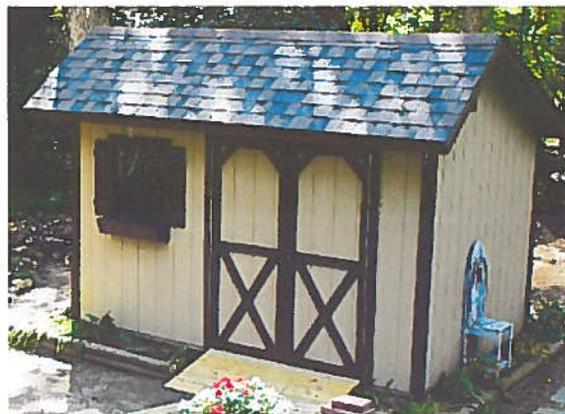
16x8	\$2,546
16x10.....	\$2,875
16x12.....	\$3,080
20x12.....	\$3,658
24x12.....	\$4,243

Note: Price Does Not include 30" Door, or Windows

Deluxe Saltbox

6' High Sidewalls (width x depth)

10x8	\$1,668
12x8.....	\$1,822
10x10.....	\$1,867
12x10.....	\$2,081
14x10.....	\$2,279
16x10.....	\$2,469
20x10.....	\$2,787



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Garden Shed

6' High Sidewalls (width x depth)

6x6*	\$1,083	10x14.....	\$2,167
6x8*	\$1,187	10x16.....	\$2,325
6x10*	\$1,299	10x18.....	\$2,520
6x12*	\$1,463	10x20.....	\$2,591
8x8	\$1,409	12x12.....	\$2,227
8x10.....	\$1,521	12x14.....	\$2,479
8x12.....	\$1,625	12x16.....	\$2,637
10x10.....	\$1,744	12x18.....	\$2,842
10x12.....	\$1,967	12x20.....	\$3,036

*Includes a Single 36"-Wide Door



Porch Patio

6' High Sidewalls (width x depth)



10x10.....	\$2,168	12x12.....	\$2,640
10x12.....	\$2,389	12x14.....	\$2,889
10x14.....	\$2,581	12x16.....	\$3,050
10x16.....	\$2,735	12x18.....	\$3,264
10x18.....	\$2,882	12x20.....	\$3,439
10x20.....	\$3,007	12x22.....	\$3,696
		12x24.....	\$3,950

Note: Price Does Not include Front Door or Windows

Cabana

6' High Sidewalls (width x depth)

10x10.....	\$2,168	12x12.....	\$2,640
10x12.....	\$2,389	12x14.....	\$2,889
10x14.....	\$2,581	12x16.....	\$3,050
10x16.....	\$2,735	12x18.....	\$3,264
10x18.....	\$2,882	12x20.....	\$3,439
10x20.....	\$3,007	12x22.....	\$3,696
		12x24.....	\$3,950

Note: Price Does Not include Front Door or Windows



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MEYER WOOD PRODUCTS

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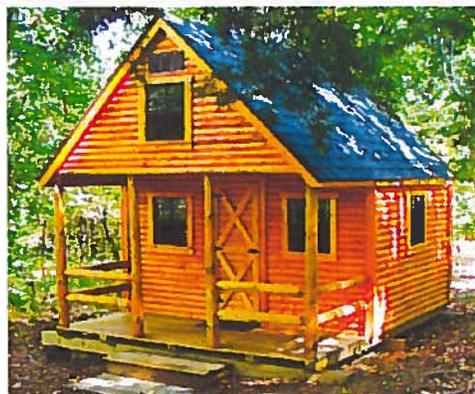
EK Cabin

4' High Sidewalls (width x depth)

8x10.....	\$2,076	10x12.....	\$2,731
8x12.....	\$2,221	10x14.....	\$3,203
8x14.....	\$2,548	10x16.....	\$3,494
10x10.....	\$2,548		

5' High Sidewalls (width x depth)

8x10.....	\$2,256	10x16.....	\$3,788
8x12.....	\$2,402	12x12.....	\$3,451
8x14.....	\$2,766	12x14.....	\$3,203
10x10.....	\$2,766	12x16.....	\$4,513
10x12.....	\$2,984	12x20.....	\$5,579
10x14.....	\$3,459	12x24.....	\$6,739



6' High Sidewalls (width x depth)

8x10.....	\$2,440	10x12.....	\$3,241	12x14.....	\$4,260
8x12.....	\$2,585	10x14.....	\$3,696	12x16.....	\$4,803
8x14.....	\$2,984	10x16.....	\$4,057	12x20.....	\$5,913
10x10.....	\$2,984	12x12.....	\$3,651	12x24.....	\$7,070

Base Price includes 2x4 or 2x6 Log Siding, Permachink Stain, 4' deep Front Porch, (3) 18x23 Windows, Small Front Door, Full Size 30" Back Door, 4x4 Post & 2x2 Deck Railing, Treated Floor, T-1-11 Roof Sheathing & Arch Shingles.

**Log Upgrades: Log Porch= \$245
Log Loft & Ladder= \$196**

EK Hunter Cabin

7' High Sidewalls (width x depth)

10x12.....	\$2,620	10x20.....	\$4,355	12x16.....	\$4,174
10x14.....	\$3,057	12x12.....	\$3,145	12x20.....	\$5,217
10x16.....	\$3,494	12x14.....	\$3,652	12x24.....	\$6,260

Base Price includes 2x6 Log Siding, Permachink Stain, Porch (specify size), 30" Door on Porch, Treated Floor, T-1-11 Roof Sheathing, Post & Rails & Arch Shingles (Log Rails are Extra).

14' wide EK Hunter Cabins= \$21 per sq. ft.

SK Hunter Cabin

7' High Sidewalls (width x depth)

12x10.....	\$2,741	14x12.....	\$3,808
14x10.....	\$3,197	16x12.....	\$4,365
16x10.....	\$3,637	18x12.....	\$4,909
18x10.....	\$4,092	20x12.....	\$5,455
20x10.....	\$4,547	22x12.....	\$5,986
24x10.....	\$5,455	24x12.....	\$6,997
28x10.....	\$6,350	28x12.....	\$7,620

Porch Size= \$15/sq. ft.

(Log Rails are Extra)



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MEYER WOOD PRODUCTS

ALL BUILDINGS HAVE \$300 DELIVERY CHARGE

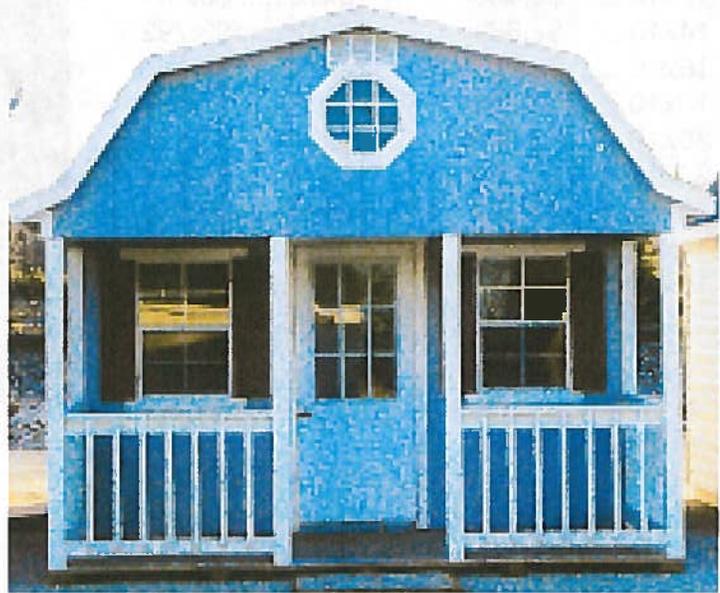
Gambrel Barn w/Front Porch

6' High Sidewalls (width x depth)

10x12..... \$2,285	14x16..... \$3,392
10x14..... \$2,455	14x18..... \$3,722
10x16..... \$2,677	14x20..... \$4,051
10x20..... \$3,004	14x22..... \$4,334
12x12..... \$2,594	14x24..... \$4,625
12x14..... \$2,770	14x28..... \$5,209
12x16..... \$2,931	14x32..... \$5,866
12x18..... \$3,169	14x36..... \$6,449
12x20..... \$3,400	
12x22..... \$3,663	
12x24..... \$3,978	

6' Porch x Width of Building is Standard. Size of Barn Includes the Porch.

Note: Price Does Not include Front Door or Windows.



Gambrel Barn w/Side Porch

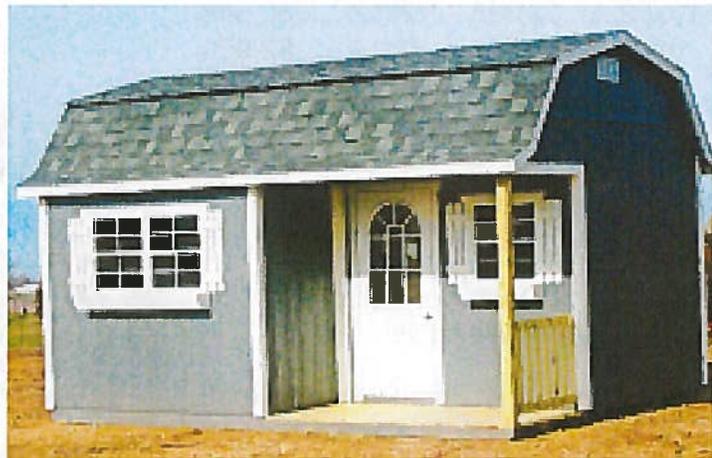
6' High Sidewalls (width x depth)

10x12..... \$2,241	14x16..... \$3,365
10x14..... \$2,420	14x18..... \$3,687
10x16..... \$2,632	14x20..... \$4,016
10x20..... \$2,962	14x22..... \$4,298
12x12..... \$2,564	14x24..... \$4,590
12x14..... \$2,734	14x28..... \$5,174
12x16..... \$2,895	14x32..... \$5,831
12x18..... \$3,133	14x36..... \$6,414
12x20..... \$3,365	
12x22..... \$3,663	
12x24..... \$3,942	

4' Porch is Standard (unless otherwise noted).

Size of Barn Includes the Porch.

Note: Price Does Not include Front Door or Windows.



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Chalet w/ Porch

6' High Sidewalls (width x depth)

12x10.....	\$2,486	18x12.....	\$3,551
14x10.....	\$2,664	20x12.....	\$3,792
16x10.....	\$2,877	24x12.....	\$4,158
18x10.....	\$3,236	28x12.....	\$4,839
20x10.....	\$3,323	14x14.....	\$3,133
24x10.....	\$3,978	16x14.....	\$3,500
12x12.....	\$2,702	18x14.....	\$3,729
14x12.....	\$3,161	20x14.....	\$4,085
16x12.....	\$3,302	24x14.....	\$4,659
		28x14.....	\$5,024



Note: Price Does Not include Front Door or Windows.

10' Wide 6' SW, 8/12 Roof Pitch

12' Wide 6' SW, 8/12 Roof Pitch

14' Wide 6' SW, 7/12 Roof Pitch

Garden Shed w/Porch

6' High Sidewalls (width x depth)

10x12.....	\$2,395	12x12.....	\$2,648
10x14.....	\$2,588	12x14.....	\$2,900
10x16.....	\$2,682	12x16.....	\$3,063
10x18.....	\$2,888	12x18.....	\$3,276
10x20.....	\$3,019	12x20.....	\$3,455
10x22.....	\$3,320	12x22.....	\$3,663
10x24.....	\$3,494	12x24.....	\$3,942

Note: Price Does Not include Front Door or Windows.

Price Includes 4' Porch w/Metal Roof & (2) 4x4 Vinyl Posts
(Porch is included in Building Size)



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Victorian Cottage

4' High Sidewalls (width x depth)

8x10..... \$1,793	10x12..... \$2,347
8x12..... \$1,919	10x14..... \$2,727
8x14..... \$2,191	10x16..... \$2,969
10x10..... \$2,186	

5' High Sidewalls (width x depth)

8x10..... \$1,948	10x16..... \$3,207
8x12..... \$2,070	12x12..... \$2,928
8x14..... \$2,370	12x14..... \$3,439
8x16..... \$2,676	12x16..... \$3,817
10x10..... \$2,370	12x18..... \$4,251
10x12..... \$2,549	12x20..... \$4,691
10x14..... \$2,940	12x24..... \$5,650



6' High Sidewalls (width x depth)

8x10..... \$2,098	10x12..... \$2,755	12x14..... \$3,609
8x12..... \$2,220	10x14..... \$3,147	12x16..... \$4,058
8x14..... \$2,549	10x16..... \$3,439	12x18..... \$4,508
8x16..... \$2,917	12x12..... \$3,112	12x20..... \$4,967
10x10..... \$2,549	12x24..... \$5,947	

Base Price includes (3) 18x23 Windows with Shutters & Flower Boxes, Standard Floor & Standard Roof Sheathing (up to 3 Paint Colors) with Small Front Door, Full-Size 30" Door in back, 4x4 Post & 2x2 Deck Railing & Standard 3-1 Shingles.

Gambrel Barn w/ Full Side Porch

6' High Sidewalls (width x depth)

12x12..... \$2,620	12x14..... \$2,793
14x12..... \$2,793	14x14..... \$3,129
16x12..... \$2,951	16x14..... \$3,413
18x12..... \$3,185	18x14..... \$3,736
20x12..... \$3,413	20x14..... \$4,062
22x12..... \$3,680	22x14..... \$4,351
24x12..... \$3,990	24x14..... \$4,639
28x12..... \$4,656	28x14..... \$5,432
32x12..... \$5,321	32x14..... \$6,209
36x12..... \$5,986	36x14..... \$7,040



4' Porch x Length of Building. Size of Barn Includes the Porch. Note: Price Does Not include Front Door or Windows. Shown is 16x12 w/6" Overhangs.

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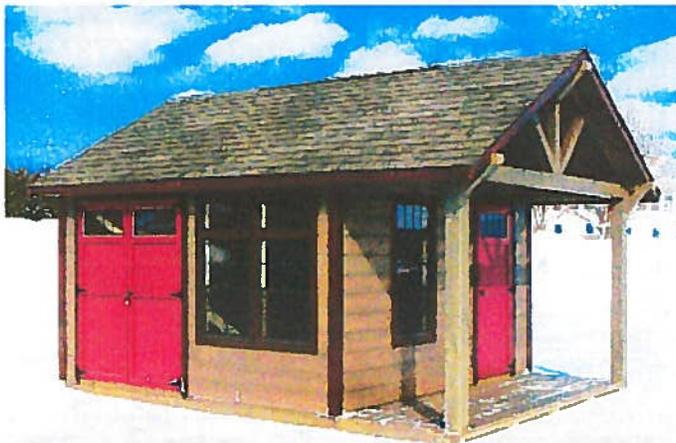
MEYER WOOD PRODUCTS

ALL BUILDINGS HAVE \$300 DELIVERY CHARGE

Challenger

6' High Sidewalls (width x depth)

10x12..... \$2,297	12x18..... \$3,234
10x14..... \$2,517	12x20..... \$3,452
10x16..... \$2,695	12x22..... \$3,768
10x18..... \$2,912	12x24..... \$4,089
10x20..... \$3,003	14x16..... \$3,346
10x22..... \$3,287	14x18..... \$3,591
10x24..... \$3,520	14x20..... \$3,988
12x12..... \$2,581	14x22..... \$4,375
12x14..... \$2,822	14x24..... \$4,769
12x16..... \$3,004	14x28..... \$5,565



Note: Price Does Not include Front Door or Windows. Options: Shown with Premier Siding, Decorative Gable Braces, Decorative Window/Door Blocks. Includes: 4' x Width of Building Open Porch & 6" or 10" Overhangs. Shown is 12x16 w/10" Overhangs.

Manchester

69" High Sidewalls (width x depth)

12x8 \$2,107	22x10..... \$3,348
14x8 \$2,328	24x10..... \$3,644
16x8 \$2,599	12x12..... \$2,688
20x8 \$2,814	14x12 \$2,934
12x10..... \$2,437	16x12 \$3,206
14x10..... \$2,632	18x12 \$3,302
16x10..... \$2,782	20x12 \$3,481
18x10..... \$2,968	22x12 \$3,829
20x10..... \$3,136	24x12 \$4,176



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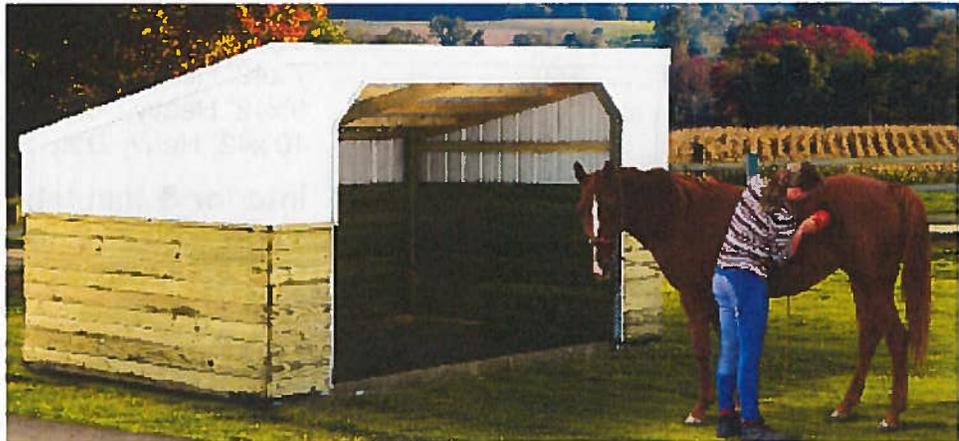
MEYER WOOD PRODUCTS

ALL BUILDINGS HAVE \$300 DELIVERY CHARGE

Horse Shelters

Plain Run-in

8x10	\$1,485
8x12	\$1,671
8x14	\$1,856
8x16	\$2,042
10x10.....	\$1,635
10x12.....	\$1,933
10x14.....	\$2,118
10x16.....	\$2,303
10x18.....	\$2,489
10x20.....	\$2,667
10x22.....	\$2,856
10x24.....	\$3,039
12x12.....	\$2,191
12x14.....	\$2,454
12x16.....	\$2,706
12x18.....	\$2,963
12x20.....	\$3,457
12x22.....	\$3,486
12x24.....	\$4,089



Run-in w/Tack Room on Side

Larger Size =
\$12.50/ sq. ft.



- Add 8x6 Tackroom..... \$560
- Add 8x8 Tackroom..... \$651
- Add 8x10 Tackroom.... \$735
- Add 8x12 Tackroom.... \$805
- Add Tackroom Panel Door..... \$128
- Add Swinging Steel Feeder.... \$420

Add Floor: Includes 2x4 Joist at 12" o.c.
& Double-Layer 3/4" Treated Plywood.
Cost = \$5/ sq. ft.

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MEYER WOOD PRODUCTS

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Options & Accessories

Vents & Skylights

Shingle, Over-Ridge Vent	\$4.20/Lin Ft.
12"x12" Skylight Vent	\$70
10' Ridge Light	\$70
16" Vinyl Octagon Vent	\$50
Polycarb, Clear Skylight at 36"x	\$5.60/Lin Ft.

Wrap-Around Lofts

8x8	\$79.80
8x10	\$89.40
10x10.....	\$100
10x12.....	\$56
10x14.....	\$125
10x16.....	\$131
10x18.....	\$141
10x20.....	\$151
12x12.....	\$121
12x14.....	\$131
12x16.....	\$141
12x18.....	\$151
12x20.....	\$161
12x24.....	\$183

Loft Sections (4' Deep)

8'x4' (2x4's 16" o.c.)	\$50
10'x4' (2x4's 16" o.c.)	\$64
12'x4' (2x6's 16" o.c.)	\$93
14'x4' (2x6's 16" o.c.).....	\$144
Loft Railing (Lin. Ft.)	\$4.20

Shelves (12" Deep)

8' Shelf	\$20
10' Shelf	\$26
12' Shelf	\$34
14' Shelf	\$42
16' Shelf	\$48

Workbenches (2' Deep)

8' Workbench	\$30
10' Workbench	\$34
12' Workbench	\$40
14' Workbench	\$46
16' Workbench	\$54

Ramps

36" Ramp	\$57.40
5'x40" Treated Ramp	\$77
6'x40" Treated Ramp	\$100
7'x42" Heavy Duty Ramp	\$121
9'x42" Heavy Duty Ramp	\$158
10'x42" Heavy Duty Ramp	\$180

Interior & Insulation Options

Partition Wall, Plywood on 1 Side	\$15.40/Lin Ft.
Floor Insulation Only	\$2.17 Sq. Ft.
Total Insulation	\$4.33 Sq. Ft.
Carsiding	\$10.09 Sq. Ft.
Interior Varnish	\$21.70 Sq. Ft.

Miscellaneous Options

24"x24" Wood Cupola	\$123
24"x24" Cedar Rd. Cupola	\$329
Vinyl Cupola	\$144
Window Shed Cupola	\$329
Weathervane	\$91
Additional 4x4 Runner	\$2.24/Lin Ft.
Additional 4x6 Runner	\$3.22/Lin Ft.
Ladder	\$50
6' Aluminium Treadplate	\$17
9' Overhead Door Treadplate	\$36
Continous Hinges	\$14
T&D Handles.....	\$14
Pegboard Organization Kit	\$56

Super-Savings Buildings

Wood-Sided Building w/Studs & Rafters at 24" o.c. & OSB Sheathing. **Deduct from Base Price ... 5%**

Vinyl-Sided Building w/Studs & Rafters at 24" o.c. & OSB Sheathing & Subsiding.

Deduct from Base Price ... 11%

Storage Benches (2' Deep)

8' Storage Bench	\$50
10' Storage Bench	\$63
12' Storage Bench	\$73
14' Storage Bench	\$84
16' Storage Bench	\$95

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MEYER WOOD PRODUCTS

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Options & Accessories

Heavy-Duty Floor

12" o.c., 3/4 PT Plywood	\$1.19/Sq. Ft.
16" o.c., 3/4 PT Plywood	\$1.05/Sq. Ft.
Credit for No Floor	None
2x6 T&G Treated Flooring	\$1.80/Sq. Ft.

Painting

Add to Base Price	22%
Paint Panel Door	\$70
Up Charge for 3rd Color	\$72
Credit for Customer Paint	None
Paint Victorian Deck Railing	\$50

Vinyl Siding

Add to Base Price	44.8%
Credit for Customer Siding	\$0.52/Sq. Ft.
Credit for Customer Coil	\$0.21/Sq. Ft.

Certainteed Vinyl Siding 58.8%

Log Siding w/Permachink Stain

Add to Base Price 63%

Premier Siding 1x8 Pine Siding

Add to Base Price	18%
Paint Add to Base Price	22%

30-Year Architectural Shingles

Add to Base Price 4%

Metal Roofing

Rafters at 48" o.c. 4.2%

Total Metal Add 56%

Add to Base Price 17%

Double Bubble Insulation

Extended Roof Overhangs

6" Wood Sided Building	\$.86/Sq. Ft.
10" Wood Sided Building	\$1.00/Sq. Ft.
6" Vinyl Sided Building	\$1.26/Sq. Ft.
10" Vinyl Sided Building	\$1.40/Sq. Ft.
6" Metal Sided Building	\$1.40/Sq. Ft.
10" Metal Sided Building	\$1.54/Sq. Ft.
6" Premier Sided Building	\$1.26/Sq. Ft.
10" Premier Sided Building	\$1.40/Sq. Ft.

Shutters & Flower Boxes

Solid Wood Shutters	\$39 pr.
Standard Wood or Vinyl Shutter	\$35 pr.
Wood or Poly Flower Box	\$35
Double Wood Flower Box	\$70
Triple Wood Flower Box	\$105

Windows

18"x23"	\$60
24"x27"	\$67
24"x36"	\$75
18"x27" Thermopane	\$112
24"x36" Thermopane	\$168
30"x36" Thermopane	\$168
48"x36" Thermopane	\$224
12" Diamond	\$53
18" Octagon	\$70
24"x10" Transom Window	\$42
29"x10" Transom Window	\$49

Doors

Screen Door	\$126
Dutch Door	\$42
30" Wood Door	\$98
36" Wood Door	\$112
60" Wood Double Doors	\$196
72" Wood Double Doors	\$224
30" Panel Door	\$127
36" Panel Door	\$133
30" Panel Door w/Radius Window	\$203
30" Panel Door w/9 Light Window	\$203
30" Panel Door w/15 Light Window	\$231
36" Fiberglass Prehung Entry Door w/9 Light Window	\$324
36" Fiberglass Prehung Entry Door with No Window	\$301
5'x7' Roll-up Door*	\$375
7'x7' Roll-up Door*	\$413
9'x7' Roll-up Door*	\$448
9'x7' Overhead Garage Door*	\$651
10'x7' Overhead Garage Door*	\$693

* IN PLACE OF 60" DOUBLE DOORS

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MEYER WOOD PRODUCTS

ALL BUILDINGS HAVE \$300 DELIVERY CHARGE

Doors con't.

Windows in Overhead Door \$175
Decorative Window in Overhead \$224
Decorative Hinges & Handles \$56

Vinyl Patio Door

60"W x 6'4" H Vinyl Patio Door \$693
(white or clay)

Dormer Prices

Gambrel \$350
Double Transom Dormer \$350 *(includes windows)*
Triple Transom Dormer .. \$450 *(includes windows)*

Decorative Gable Braces \$22 each
Decorative window/Door Blocks \$4 each

Wood Board & Batten

Add to Base Price 10%

Build On Site (add to Total Price)

\$1,000 or Less 21%
\$1,001 to \$2,000 19%
\$2,001 to \$3,000 17%
\$3,001 to \$4,000 15%
\$4,001 to \$5,000 13%
\$5,001 or More 12%

On Site Milage Charged at \$3.25 Per
Loaded Mile After 40 Miles, Per Building

If Only One Shed Is Built On Site,
All Miles Will Be Charged.

Shop-Built Building Delivery Rates

Call Nick Seltonright for Rates:
(574) 209-1204.
\$50 Per Day Trailer Rent on 38' Trailer.

Mule Rental

Mule Rental on Our Sheds \$25 per shed
Mule Rental on Other Sheds ... \$75 per shed

32180 RED ARROW HIGHWAY., PAW PAW, MI 49079 • 269-657-3450

TO: Zoning Board of Appeals **DATE:** April 18, 2014

FROM: Vicki Georgeau  Director of Community Development

SUBJECT: ZBA #13-13, Meyer Wood Products, 7518 South Westnedge Avenue, B-3 General Business

CODE SECTION: 42-622(D), Temporary Uses, p. 42:140.3.

APPEAL: Requesting a Temporary Use Permit to allow outdoor wood product and accessory building sales from April 29, 2014 through October 29, 2014.

STAFF RECOMMENDATION:

The applicant is requesting the above referenced Temporary Use Permit per the enclosed application, letter of explanation, site sketch and related materials. The 0.95 acre site is zoned B-3, General Business. The two parcels to the north are zoned B-3, General Business (7506 South Westnedge Avenue) and I-1, Light Industrial (125 Schuring Road). The properties to the south (7540 South Westnedge Avenue) and west (203 Schuring Road) are zoned B-3, General Business and I-1, Light Industrial, respectively. The properties located at 125 and 203 Schuring Road are occupied by nonconforming single-family dwellings. To the east, across South Westnedge Avenue, the property is also zoned B-3 and occupied by several retail businesses.

Prior to being demolished in 2012, the subject property was occupied by a small retail center. However, much of the associated site improvements have been retained including the off-street parking lot, sign structure, dumpster enclosure, electric meter, and parking lot lights. The applicant has requested a Temporary Use Permit to display and sell outdoor wood products (i.e. lawn furniture) and accessory buildings. The applicant has indicated the display will be unmanned, relying principally on sales literature and contact information for orders, but may have a salesperson periodically present on-site for a few hours at a time during peak times if the volume of sales merits. Because the proposed outdoor display is not a permitted principal use and exceeds the 28-day time period for a Business Special Event, a Temporary Use Permit is required.

The applicant proposes to re-grade the non-asphalt areas and place the majority of inventory on the re-graded surfaces. These areas will be maintained for weed control for the duration of the proposed Temporary Use Permit. Vehicular parking will be provided on the existing asphalt, off-street parking lot. The property is currently for sale, and in the event it is sold during the proposed Temporary Use Permit period, the owner will require the Temporary Use to vacate.

The proposed Temporary Use Permit can meet the required setbacks, does not involve permanent structures, use of required parking, or any capital improvements, is consistent with the standards for Temporary Uses and is

recommended for approval, with the condition that the placement of all inventory meet minimum B-3 setbacks (30-foot front, 10-foot side, and 20-foot rear). The applicant has indicated an interest in conducting the Temporary Use next year during the same period if the property at that time has not been sold. If approved for 2014, the Board may again review the application in 2015 to consider whether an extension can be granted at that time.

**PRACTICAL
DIFFICULTY:**

Not applicable.