

VILLAGE OF WHITEHOUSE
BOARD OF ZONING APPEALS MINUTES
October 5, 2022

Board members present: Mike Walters, Leroy Ryerson, Chuck Kethel, and Brian Carroll. Also present was Julie Theroux from CycleWerks, and Planning Administrator Tiffany Bachman.

The Board of Zoning Appeals (BZA) meeting was called to order by Mike Walters at 6:00 p.m.

First item on the agenda is to approve the minutes of the May 4, 2022, meeting. Leroy made a motion to accept, seconded by Chuck Kethel. Motion Passed 4-0.

Second item on the agenda is to review, discuss and finalize a ruling regarding an extension of Appeal #01.B-2022 submitted by CycleWerks for an extension of time for a portable storage unit. Julie Theroux was present and would like to extend the use of the storage container on the property. There are still issues from Covid and supply chain issues causing them to have to buy large quantities at a time, so there is still a need for storage. Could there be a variance given to keep the storage container on site? Chuck asked what has been done in the past six months to try to eliminate the container, since this was just a temporary agreement. Julie said nothing has changed with inventory. Bikes must be ordered a year in advance otherwise they will not get any for another year or two, so they must take them when they're available. Mike asked if they have ever considered going back to the original plan of constructing a shed. Julie said there are security issues with a shed where they can be broken into, and they don't want to have thousands of dollars of bikes out there where it can be broken into. Leroy said he feels they have been given an adequate amount of time to find another solution. The storage container does not meet the zoning code for the Village. Julie would like to have a permanent variance to keep the storage container and they could put a fence around it. A storage container is a temporary item and does not fit within the zoning code. The Board wants CycleWerks to be a successful business and they're willing to work with everyone, but a temporary shipping container does not work. Mike wondered why they don't rent a warehouse somewhere if they have three locations they're consistently delivering for. Julie said they do have some off-site storage now but it isn't conducive for business. Leroy made a motion to deny the extension of having the container. Julie would like to be able to get through the winter and see how inventory is after that. She thinks inventory will be better after the first of the year. Brian said he is in the same situation with having to store inventory in his garage for the ice cream shop for next year. It was suggested to rent a warehouse/storage facility like other businesses have had to do because of supply chain issues. Leroy amended the motion to allow them 30 days to get the inventory out and remove the storage container, Brian seconded. Motion passed 4-0.

With no other business to come before the committee, Chuck made a motion to adjourn, Brian seconded. The meeting was adjourned at 6:26 pm.

Respectfully submitted,

Tiffany Bachman
Planning Administrator