

**ZONING BOARD OF APPEALS  
TOWN OF KNOX  
MEETING MINUTES  
January 23, 2014**

In attendance: Chairman Bob Edwards; Ken Kirik; Gayle Burgess; John DeMis; Jay Baumstein; Jim McDonald; Carol Barber, Recording Secretary

Chairman Edwards called the meeting to order at 7:33 p.m. The minutes of the November/December combined meeting were read. A motion was made by Ken Kirik, seconded by John DeMis to accept the minutes as read. Motion carried.

Kristen Reynders of Hitmans Towing, 1030 Township Road, was in attendance. Chairman Edwards stated that it does not appear as though this business meets the Town Ordinance. The Zoning Board of Appeals does not have the authority to issue a Special Use Permit per the Ordinance. The ordinance covers vehicle servicing, but not towing. A discussion was held regarding a home occupation. Pam Fenoff was in attendance and stated that she felt the town was singleing out Ms. Reynders and the Hitman's Towing business. The question of whether a garage was considered part of a residence was raised. John Elberfeld was in attendance and questioned if there is a formal list of grandfathered businesses within the town. Chairman Edwards stated that he was not aware of such a list, but questioned whether the Town Clerk might have one. The Zoning Board does not have the authority to grant a permit based on application submitted. Gayle Burgess suggested that Ms. Reynders may want to review the Ordinance and determine if she meets the Cottage Industry qualifications and discuss it with her attorney. Ms. Reynders was given a new application if she chooses to reapply. A permit could be issued in a business district, but not a residential/agricultural district. The Town Board is the only entity that can change town law. The Planning Board makes recommendations only. Chairman Edwards was requested to consult with the town attorney as to where towing fits within the ordinance. The Town Board has the authority to change to a conditional use. The Zoning Board does not make proposals to the Town Board.

With no further business before the Board, a motion was made by Jay Baumstein, seconded by Ken Kirik to adjourn the meeting. Motion carried and the meeting was adjourned at 8:31 p.m.

Respectfully submitted,

Carol Barber  
Recording Secretary