

ZONING BOARD OF APPEALS  
October 14, 2008

**CALL TO ORDER:** 6:00 p.m. by Chairman Patrick.

**ROLL CALL:** Boardmembers Abent, Chairman Patrick, Vice Chairman Konietzko, Alternates Kruger and Reed.

Absent: None.

City staff present: Building Inspector Hummel and Deputy City Clerk Terpstra.

Chairman Patrick announced that Boardmembers Foster and Hart have resigned from the board and extended appreciation for their service to the community.

Chairman Patrick stated that Alternates Reed and Kruger would now fill the two permanent positions. Mr. Richard Potter has been appointed as an alternate member.

**APPROVAL OF MINUTES:** Board member Abent moved, supported by Konietzko to approve the minutes of August 12, 2008 as presented. Carried. 5 Yeas. 0 Nays.

**UNFINISHED BUSINESS:** None.

**APPEAL TO BE CONSIDERED**

Public Hearing: 413 W. Harris at 6:02 p.m.

Deputy Clerk Terpstra read the appeal of 413 W. Harris – Michael Loveland asking for a lot coverage variance of 6% or 300 sq. ft. to construct a 10' wide x 32' long x 12 ½' high building to cover a fifth wheel trailer. There were no calls or letters on this appeal.

Michael Loveland stated that they would like to keep their fifth wheel at home. The cover is a temporary cover with a metal frame type but not a permanent structure. It is a roof structure with sides extending half way down.

Discussion was held on the type of structure and fire safety issues.

Public Hearing Closed: 6:10 p.m.

**Boardmember Kruger moved, supported by Abent to approve the variance for 413 W. Harris, Michael Loveland to allow the lot coverage variance of 6% or 300 sq. ft. to construct a 10' x 32' x 12 ½' high metal frame structure to cover a fifth wheel trailer. The reason being that it will provide shelter for the trailer and the size of the lot is a factor. Also to waive the 21 day waiting period. Carried. 5 Yeas. 0 Nays.**

**APPEAL TO BE CONSIDERED**

Public Hearing: 421 N. Cochran at 6:12 p.m.

Deputy Clerk Terpstra read the appeal of 421 N. Cochran – Citizens LLC asking for a 28 ft. 2 in. side yard setback variance to construct an addition of 40’ x 119.5’ on an existing pole barn for seed storage.

Deputy Clerk Terpstra read a letter from Jeffrey Maier, who owns a home at 438 N. Cochran, opposing the appeal.

Robert Mansfield, representing Citizens LLC, stated that the addition is needed for extra storage. They do not intend to wire this building.

Discussion was held on the access to the building and fire safety issues.

Public hearing was closed at 6:15 P.M.

**Boardmember Konietzko moved, supported by Reed to approve the variance for 421 N. Cochran, Citizens LLC to allow a 28 ft. 2 in. side yard setback to construct an addition of 40’ x 119.5’ on an existing pole barn. The reason being that it is and extremely unique piece of property with a railroad spur running through it. It will be used for seed storage which is not out of character for the property. Also to waive the 21 day waiting period. Carried. 4 Yeas. 0 Nays. 1 Abstain. (Abent)**

**PUBLIC COMMENT:** None.

**ADJOURNMENT:** Board member Abent moved to adjourn at 6:25 P.M.

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Ginger L. Terpstra, Deputy City Clerk