

ZONING BOARD OF APPEALS

September 8, 2009

CALL TO ORDER: 6:00 p.m. by Chairman Abent.

ROLL CALL: Chairman Abent, ViceChairman Reed, Boardmembers Kruger, Alternates Potter and Shirvell.

Absent: Boardmember Konietzko (excused).

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

Chairman Abent stated that Alternate Potter will be voting.

APPROVAL OF MINUTES: Boardmember Kruger moved, supported by Reed to approve the minutes of August 11, 2009 as presented. Carried. 5 Yeas. 0 Nays.

UNFINISHED BUSINESS: Building Inspector Hummel stated that there has been no action at 216 E. Henry Street. It will be referred back to the City Council on Monday, September 14, 2009 for their action.

APPEALS TO BE CONSIDERED

Appeal to be Considered: 640 Prairie: Craig Yaw:

Public Hearing Opened at: 6:05 P.M.

Deputy Clerk Terpstra read the appeal of Craig Yaw, 640 Prairie, requesting a variance of 304 sq. ft. from the ground floor area and a 1 ft. height variance to build a 30' x 40' pole barn (1200 sq. ft.)

There were no letters received on the appeal and one call from Mr. Fradette who is present.

James Fradette – 644 Prairie. James Fradette stated that he lived next door to 640 Prairie Street. Mr. Fradette stated that

he is concerned about watershed onto his property after this building is constructed. He has no problem with the appeal as long as it does not cause water issues for his property. He would like someone who has expertise in drainage issues to look at the project before it is approved so that he can be guaranteed not to have watershed on his property.

Craig Yaw – 640 Prairie: Mr. Yaw stated that the building he is proposing would be used for his antique car and truck. He is planning to leave the driveway gravel until a later date, however he has yet to determine the size of concrete slab he will need at this time.

Discussion was held on removing the existing shed. Mr. Yaw thought that he could not remove the shed until the other building was built. Building Inspector Hummel stated that they could remove the shed at any time as long as they obtain a demolition permit.

Discussion was held regarding the water drainage issues.

Boardmember Kruger stated that the City Engineer, Amy Schoonover, may possibly be able to help with the drainage issues.

Public Hearing Closed: 6:40 p.m.

ViceChairman Reed moved, supported by Kruger to table any action to the next scheduled meeting on October 13, 2009, at which time the builder (Teachout Builders) can provide plans and information as to the watershed issue to the Building Inspector and board members before a decision is made for the variance. Carried. 5 Yeas. 0 Nays.

Appeal to be Considered: 303 E. Lovett: Andy Hazel:

Public Hearing Opened at: 6:45 P.M.

Deputy Clerk Terpstra read the appeal of Andy Hazel, 303 E. Lovett, requesting a 15' front yard variance on Lovett Street side and a 1' front yard variance on Oliver St. side to construct a wrap around front porch.

There were no letters or calls received on this appeal.

Andy Hazel was present and stated that he would like to reconstruct the wrap around porch as close to the original porch as possible. Pictures were presented to the board members of the original porch. He also stated that he plans to reside the house with more historic looking siding. Mr. Hazel stated that he has checked with all of his immediate neighbors and they do not have any problems with the plans for the porch.

Discussion was held on the location of the porch and the setbacks on each street.

Boardmember Patrick moved, supported by Kruger to approve the 15' front yard variance on Lovett Street and a 1' front yard variance on Oliver Street to construct a wrap around porch at 303 E. Lovett Street. Carried. 4 Yeas. 1 Nay (Potter)

Mr. Potter stated that he can not support the motion. He is concerned about what happens with the next appeal.

PUBLIC COMMENT: None.

BOARDMEMBER COMMENTS: None.

ADJOURNMENT: Boardmember Patrick moved to adjourn at 7:05 P.M.

Ginger L. Terpstra, Deputy City Clerk