

ZONING BOARD OF APPEALS
October 13, 2009

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

ROLL CALL: Chairman Abent, ViceChairman Reed, Boardmembers Kruger, Patrick and Alternate Shirvell.

Absent: Boardmember Konietzko (excused), Potter (unexcused).

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

Chairman Abent stated that Alternate Shirvell will be voting.

APPROVAL OF MINUTES: Boardmember Patrick moved, supported by Kruger to approve the minutes of September 8, 2009 as presented. Carried. 5 Yeas. 0 Nays.

UNFINISHED BUSINESS: Chairman Abent reminded the board members that when visiting the properties that are on the agenda for investigation they need to get approval from the property owners to enter their property. There should not be any discussion in relation to the appeal that would not be heard by the entire board. Minimal discussion should take place at that time.

Discussion was held on who visited the properties and who talked with the applicants and/or neighbors.

Building Inspector Hummel stated that he had visited the property, along with Amy Schoonover, Director of Public Works, and that she is comfortable with Mr. Teachout's plan for water drainage.

APPEALS TO BE CONSIDERED

Appeal to be Considered: 640 Prairie: Craig Yaw(tabled):

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

Deputy Clerk Terpstra read the appeal of Craig Yaw, 640 Prairie, requesting a variance of 302 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 or calls received.

Mr. Teachout, builder for the Yaw's, was present and went over the drainage plan with the board members, showing the placement of the barn and proposed drainage solution. He is proposing that the driveway be sloped in addition to installing a 3' wide by 3" high berm to protect the Fradette's property at 644 Prairie Street.

Discussion was held regarding the placement of more concrete in the future and what effect that would have on drainage issues.

Mr. Teachout indicated that the berm could be higher or there could also be a curb designed into the driveway.

Mr. Fradette stated that he feels that a 3" berm would not be sufficient. He would feel more comfortable with an 8" – 10" berm. He feels however, that a curb along the driveway would be too much.

Discussion was held on current drainage issues.

Mr. Teachout indicated that he would like to work with both parties to resolve this issue.

Mr. Yaw stated that the reason for this variance request is so that he can have a place to store his antique cars and trailer that he hauls them with. He needs the extra height to accommodate the height of the trailer.

Boardmember Patrick stated that he is concerned with the size of the barn in relation to the house.

Building Inspector Hummel stated that the Yaw's have an unusually small house, most houses are at least 1000 sq. ft.

Public Hearing Closed: 6:30 p.m.

Boardmember Patrick moved, supported by Shirvell to allow 302 sq. ft. variance from the ground floor area so that an accessory building (1200 sq. ft.) can be built. The reason being that it would give room needed to work on vehicles and to store the antique vehicles and trailer. Also considering that the house is unusually small and the size and depth of the yard allows for the proportion of the building. Carried. 4 Yeas. 1 Nays. (Kruger)

Discussion was held on the berm. It was the consensus of the board members that the board does not have an authorization to include any stipulation on the size or location of the berm and that should be agreed upon between the neighbors.

Boardmember Patrick moved, supported by Reed to approve the 1' height variance to construct an accessory building 15' in height. Carried. 5 Yeas. 0 Nays.

PUBLIC COMMENT: None.

BOARDMEMBER COMMENTS: None.

ADJOURNMENT: Boardmember Shirvell moved to adjourn at 6:45 P.M.

Ginger L. Terpstra, Deputy City Clerk