

## **MINUTES OF THE ZONING BOARD OF APPEALS MEETING HELD ON JUNE 21, 2018**

The meeting was called to order by Vice Chairman Ron Kaempfe at 7:30 PM.

Roll call was taken: **Present: Goessling, Hagenow, Boothman, Loerch, Gibbs and Kaempfe.**  
**Absent: Hartman**

Vice Chairman Kaempfe asked if there were any additions or corrections to the minutes of the May 17, 2018 meeting. A motion was made by Hagenow and seconded by Gibbs to approve the minutes of the May 17, 2018 meeting as presented. Motion carried.

The Vice Chairman asked if there were any citizens to address the Zoning Board of Appeals. There were none.

The Vice Chairman also asked if there were any corrections or deletions to the agenda. There were none.

### **OLD BUSINESS:**

The Vice Chairman asked if there was any old business. There was none.

### **PETITIONS:**

**Z-18-06-01    Review and Comment on a Petition by Brian Hale, 311 South Market Street, for a variance from Section 40-3-2 which places the 900 square foot limitation on accessory structure in a residential zoned district.**

The Zoning Administrator commented that he has received the postal notification receipts and that the public notice for this petition was published in the Waterloo Republic Times on May 30, 2018. Mr. Brian Hale, petitioner, was present to speak on behalf of this petition. Mr. Hale stated that his request is to build an additional structure/shed as a workshop on his property and eventually enlarge his garage. He stated that he has talked to his neighbors about his plans, and they expressed no opposition. The workshop would be used as storage and also for wood working. The exterior of the new building would match the home. The Zoning Administrator stated that since this home is in the older part of town, the plats do not indicate easements. One of the main concerns by the Zoning Board of Appeals is that the addition would make the accessory building total at 1,392 square feet. Mr. Hale explained that the garage expansion is a future project. He added it to the petition so that he didn't have to pay another \$200 for another zoning variance. Mr. Gibbs mentioned that one of the neighbors, Deborah Hermes, did submit a letter expressing concerns which were enumerated in her correspondence. Mr. Hale stated that he talked to Ms. Hermes, addressed her concerns, and she now has no problems with his plans. The Board once again expressed reservations over the accessory building total at 1,392 square feet. Mr. Hale remarked that he would forgo the garage addition request if needed. For the record, the Zoning Administrator did read the letter from Deborah Hermes expressing her concerns. The Vice Chairman opened the floor for a motion, but no motion was made. The Vice Chairman announced that the petition was denied due to lack of a motion.

**NEW BUSINESS:**

The Vice Chairman asked if there was any old business. There was none.

**Motion to adjourn the meeting at 7:45 PM was made by Gibbs and seconded by Boothman.  
Motion carried.**

After the closing was officially closed, Mr. Hale wanted to know what he needed to do in order to get approval to build a workshop/shed on his property. His only other options would be to either rent a building or move somewhere where a shed would be allowed. He stated that he maintains his property and only wants to improve upon it. Several board members stated that they did not have an issue with the shed; it was the combination of the shed and the garage. Mr. Hale commented that he would remove the request of the garage addition, if that is what it took to get the shed approved.

The Vice Chairman stated he would entertain a motion to call the meeting back to order.

**A motion to bring the meeting back to order at 7:50 PM was made by Goessling and seconded by Boothman.  
Motion carried.**

The Vice Chairman then requested a motion to amend Petition Z-18-06-01.

**Motion was made by Gibbs and seconded by Boothman to recommend approval of Petition Z-18-06-01 with the modification that the 12'x24' shed that is proposed in the application be permitted, and that the garage addition be denied.**

**Members voted as follows: YES – Goessling, Hagenow, Boothman, Loerch, Gibbs and Kaempfe.  
Motion carried.**

**Motion to adjourn the meeting at 7:52 PM was made by Gibbs and seconded by Boothman.  
Motion carried.**

Minutes respectively submitted by Mechelle Childers.