

MINUTES OF THE ZONING BOARD OF APPEALS

MEETING HELD ON MARCH 18, 2021

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

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

Vice Chairman Gibbs asked if there were any additions or corrections to the minutes of the January 21, 2020 meeting. There were none, minutes pass as submitted

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. Second petition number changed from Z-21-01-02 to Z-21-03-02

OLD BUSINESS:

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

PETITIONS:

Z-21-03-01 Consideration and Action on Petition by LTC (Ret.) Bradly (Spence) Baldwin to consider a Special Use Permit to allow for the operation of a Gym/Fitness/Training Center at 405 Front Street (Parcel No. 08-30-305-019-000)

Administrator Nagel stated that the required public notice was published in the February 24, 2021 edition of the Waterloo Republic Times as required. He also stated that he was in receipt of the receipt cards for the required certified mailing to the adjoining property owners.

Mr. Bradley Spencer Baldwin and Ms. Kristine Baldwin spoke in favor of the permit. Mr. Gibbs asked for clarification that the fitness center would be on the first floor and the lower floor would not be used for the short term, but in the future might have use for the current special use permit. They do not plan to open a bar, restaurant or banquet center at this point. They might make plans to use this in the next year, but do not have current plans. Mr. Nagel clarified that the liquor license would have to be acquired by these new owners. Ms. Baldwin expressed that the fitness business has been running well in their current location. Ms. Baldwin indicated that the outdoor space would allow for more opportunity to grow that business.

The current intention is to move their current business to this location and other activities will be discussed at a later date.

Hagenow moved to approve the motion, Loerch seconded

Approving members: Hagenow, Loerch, Goessling, Boothman, Gibbs, Poettker

Rejecting members:

Z-21-03-02 Consideration and Action on Special Sign permit to replace a non-conforming sign location at the Remlok Professional Park, Lot 1 as requested by owner Tony Groves (Parcel No. 08-19-166-001-000).

Administrator Nagel stated that the required public notice was published in the March 3, 2021 edition of the Waterloo Republic Times as required. He also stated that he was in receipt of the receipt cards for the required certified mailing to the adjoining property owners

Mr. Groves was in attendance to speak for the petition. He indicated that to put the sign in compliance would put the sign over the water meters. The other option would block the sign for one of the daycare centers. Mr. Hartman indicated that there is no other place for the sign. The current non-conformance is that it is too close to the road. Mr. Hartman also mentioned that the sign was at a 4-way stop. Mr. Gibbs asked what was in the building that was being advertised in the sign. Mr. Groves indicated that a daycare center, Silvan Learning Center and Country Companies take the space. Mr. Boothman asked if the larger sign would hinder any sight lines. Mr. Hartman indicated that they did not think it would hinder the sight lines. Mr. Boothman also asked if there were more spaces for the building. Mr. Groves indicated that he had room for 6 businesses and the new sign would allow for those six businesses.

Goessling moved that the petition be approved as written, not approving a plan. Seconded by Loerch.

Approving members: Goessling, Boothman, Gibbs, Hagenow, Loerch and Poettker

Rejecting members:

NEW BUSINESS:

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

COMMENTS:

The Vice Chairman asked if there were any comments. Discussion regarding possible meeting for April.

Motion to adjourn the meeting at 7:57PM was made by Mr. Loerch and seconded by Ms. Poettker.

Respectfully Submitted, Lauren Poettker