

MINUTES OF THE ZONING BOARD OF APPEALS MEETING HELD ON NOVEMBER 5, 2020

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

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

Chairman Hartman asked if there were any additions or corrections to the minutes of the October 15, 2020 meeting. After spelling corrections, the minutes pass.

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

The Chairman also asked if there were any corrections or deletions to the agenda.

OLD BUSINESS:

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

PETITIONS:

Z-20-11-01 A Petition by Clearwave Communications for a for a Bulk Area Setback Variance to allow construction of a Fiber Optic Network Hub at 205 Bellefontaine Drive. (Parcel # 07-25-234-014-000)

Bob Hathaway of Harrisburg was present to speak for the petition and discussed the needed setbacks for the property. He mentioned that they need the drive at 38 feet to allow a truck and trailer on the property and close the gate.

Mr. Gibbs commented that we discussed this property at length during the October 15th meeting. As such he moved that the setback variance be approved.

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

Z-20-11-02 A Petition by Jon Poetker for a Bulk Area Setback Variance to allow construction of a Single-Family Residence at 423 South Main Street. (Parcel # 07-25-433-014-000)

Jon Poetker was present to speak for the petition. Mr. Poetker mentioned that the previous home was torn down and the property was a vacant lot when they purchased it. Mr. Poetker would like to build a reasonable sized home, but requires a setback variance due to the small size of the lot.

Mr. Nagel mentioned that the public notification went out in 10/24 edition of Republic Times. Waterloo Building inspector has concerns about the 8 feet variance and suggested the building should move further away from the other building to allow 10 foot distance from the residence at 421 South Main St. Mr. Poetker had no issues with these suggestions.

Don Roethlisberger lives at 421 South Main Street asked to speak against the petition. Mr. Roethlisberger has concerns about the placement of the house further back from the street than the other homes on the street. He was happy with the additional feet between the home. Mr. Roethlisberger has concerns about the actual property lines because he had an agreement with the previous owner of where those lines are and this proposal has him unsure if the line is actually where he thought it was. Mr. Roethlisberger also had concerns about visibility to Elm Street. Mr. Gibbs mentioned that the diagram showed that they would have a clear view to the south. Mr. Gibbs mentioned that the older portion of Waterloo would not pass the current codes, not that we want to perpetuate that activity.

Stacey Roethlisberger was also present to speak against the petition. Ms. Roethlisberger is concerned about the 10-foot variance between the homes. She would like to see a 15-foot variance from the home on 421 South Main Street. She mentioned that it was too close and uncomfortable for the lot. Mr. Loerch asked Mr. Poetker if he would be comfortable moving the home closer to Elm Street. Mr. Poetker mentioned that if there were no utilities in the way, then he would be comfortable moving it. Mr. Poetker mentioned that the line of site out of the alley should allow for the residence to be moved closer to Elm Street.

Board Discussion:

Mr. Gibbs mention that shifting to the west and south is a good idea and would allow a compromise with the neighbors. Mr. Nagel asked how close we would allow the building to be to Elm Street. Mr. Poetker asked that the motion made be clear and understandable to ensure no confusion between the property owners.

Mr. Loerch requested what we would do if utilities were in the way. It was determined that if utilities were in the way, Mr. Poetker would move the home closer to the existing home, but not closer than the original 8-foot variance originally proposed.

Mr. Gibbs moved that the proposed residence be moved 3 feet west giving 35 feet to South Main and 2 feet south giving a 10 foot distance to Elm Street assuming that there are no utilities in the way. Loerch seconded the proposal.

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

Rejecting members: Poettker

NEW BUSINESS:

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

COMMENTS:

The Chairman asked if there were any comments. There were none

Motion to adjourn the meeting at 8:01PM was made by Mr. Loerch and seconded by Mr. Hagenow

Respectfully Submitted,
Lauren Poettker