

MINUTES OF THE ZONING BOARD OF APPEALS

MEETING HELD ON JANUARY 21, 2021

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 December 17, 2020 meeting. There were none, minutes pass as submitted

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. There were none.

OLD BUSINESS:

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

PETITIONS:

Z-21-01-02 Consideration and Action on Petition by the Waterloo Community School District No.5 for a variance from the 900 square foot limitation in 40-3-2(A)(1), for a structure to be considered at 200 Bellefontaine Drive. (Parcel # 07-25-234-016-000)

Administrator Nagel stated that the required public notice was published in the January 6, 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.

Will Hulett, Director of Building and Grounds, spoke in favor of the petition. Stated that the school district would like to replace the current 20x60 structure with a 40x60 shed. Mr. Boothman asked about placement of the new shed. The new structure will be roughly in the same place, but closer to cemetery and further from the street. Gibbs asked about another building in the area, Mr. Hulett stated that the second building was smaller and could not easily contain the machinery. Boothman asked about the structure of the building, Hulett stated that it would be a Pole Barn structure with corrugated metal.

Brian Charron also spoke in favor of the petition and stated that the district needs to be careful where they store gasoline. They also consider the current building an eye sore. The building houses all of the lawn mowing and some maintenance equipment for all the schools except for the high school. Loerch asked where the equipment would be stored during construction. The equipment will be stored in the maintenance building during construction. During the mowing months the school district would like the equipment to be more accessible than what it is in the maintenance shed. They would like to move the building to make it safer when the busses are passing through that area.

Tom Falls, had a question relating to the petition. He was concerned about placement and upon seeing a picture was comfortable with the location.

Gibbs moved to approve the motion, Loerch seconded

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

Rejecting members:

Z-21-01-01 Consideration and Action on Petition by Mike Schneider, on behalf of Monroe County and the Monroe County Sherriff's office, for an expansion of a Special Use Permit to allow for the expansion of an existing structure located at 225 East Third Street (Parcel # 07-25-282-005-000)

Administrator Nagel stated that the required public notice was published in the January 6, 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

Mike Schneider spoke in favor of the petition. Mr. Schneider mentioned that the Sheriff's office needed this approval because the property is under a special use permit. They would like to add 53 new cells, 14,500 sq feet. The expansion would be towards the post office with the elevation allowing the roof to be in line with the existing roof. Not expecting outdoor activities or additional visitors due to expansion. Loerch asked how big the existing shed is, Mr. Schneider responded that the existing shed is larger than the one that will go in, but did not have exact dimensions. he county commission may have an issue with storage since other county vehicles are stored there.

Neal Rohlfing, Monroe County Sheriff spoke in favor of the petition. Prior Sheriff Kelley had proposed an increase in the square footage in 2010 to help with the female population, but it did not happen at that time. The female population of inmates has increased since the time of Sheriff Kelley so there is an even greater need to increase the number of beds. There is a multi-purpose room that allows for overflow if inmates are sharing cells, but in that instance, it cannot be used for the intended purpose. Mr. Rohlfing provided the average population numbers for 2019 and 2020.

	2019	2020
Avg Male Population	31	29
Avg Female Population–room for 4	5	5

The County has seen a significant increase in the number of calls since 2010 in addition to the population increase for Monroe County. Violent crime has not increased, but drug and property crimes have risen. State legislation recently passed will significantly change the way that individuals can be taken into custody. Offenders that are currently arrested would likely get a notice to appear in the future. This change could indicate that the expansion is not needed or would be reduced to meet the projected future needs.

Hartman asked if the jail as proposed would house all the inmates they foresee. Sheriff Rohlfing said that they would house federal inmates in addition to the Monroe County inmates. Monroe County currently houses 10 federal inmates for roughly \$250,000 per year and they were going to increase that with this expansion.

Boothman asked if the petition is approve as is, could the Sheriff build a smaller version if the needs of the Sheriff Department changes? It was confirmed that the petition is to expand the special use permit, not approve the current plans. Gibbs asked if we are expected to approve the expansion of the permit would it be confined to the 2-year limit. Mr. Nagel mentioned that this would not fall under the 2-year limit. It would have more time due to the need for a tax referendum to fund and build.

Loerch asked how close the new entrance would be to the post office. Mr. Schmidt said that he didn't have exact measurements.

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

Approving members: Gibbs, Boothman, Goessling, Hagenow, Hartman and Loerch
Abstain: 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 8:03PM was made by Mr. Loerch and seconded by Mr. Hagenow

Respectfully Submitted,
Lauren Poettker