

MINUTES OF THE ZONING BOARD OF APPEALS MEETING HELD ON OCTOBER 18, 2018

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

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

Chairman Hartman asked if there were any additions or corrections to the minutes of the August 16, 2018 meeting. A motion was made by Loerch and seconded by Hagenow to approve the minutes of the August 16, 2018 meeting as presented. Motion carried.

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. The Zoning Administrator stated the Petition Z-18-10-02 has been withdrawn as an incorrect hearing date was accidentally provided in the letters to the adjacent property owners.

OLD BUSINESS:

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

PETITIONS:

Z-18-10-01 A Petition by Kiersten Belt for a Home Occupation Permit to operate a hair salon at her residence located at 313 Park Street.

The Zoning Administrator commented that the public notice for this petition was published in the Waterloo Republic Times on September 26, 2018, and the postal notifications have been received and verified. The Zoning Administrator also stated that a neighbor, Ms. Pamela Loless, called and stated she had no issues with this request. Ms. Kiersten Belt, petitioner, was present to speak on behalf of this petition. She would like to have a small hair shop in her home for family and friends. There would only be one customer at a time and the business would only be open one or two days a week. The Pastor at Life Church stated Ms. Belt could use their parking lot, for customer parking, as long as it does not interfere with church on Sunday.

Motion was made by Kaempfe and seconded by Lorech to approve the petition by Kiersten Belt for a Home Occupation Permit to operate a hair salon at her residence located at 313 Park Street.

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

Motion carried.

Z-18-10-02 Review and Comment on a Proposed Zoning Map Amendment to consider rezoning a portion of Parcel #07-23-400-001-11 from I1 Industrial to R3 Residential and B3 Central Business, rezoning portions of Parcel #07-24-300-012-00 from I1 Industrial to B3 Central Business, and rezoning portions of Parcel #07-24-100-015-000 & #07-24-300-016-000 & #07-300-015-000 & #07-24-300-014-000 & #07-24-300-013-000 from B3 Central Business to R3 Residential.

Petition Withdrawn.

Z-18-10-03 A Petition on behalf of AT&T for a Special Sign Permit to allow 53 square feet of signage for their store located at 947 North Illinois State Route 3. (Parcel #07-13-401-003-000).

The Zoning Administrator commented that the public notice for this petition was published in the Waterloo Republic Times on October 3, 2018. Ms. Cissy Arguello, representative from Bill Yount Signs, was present to speak on behalf of this petition. AT&T has rebranded their logo and they feel the signage allowed by ordinance (20 square feet) gives less visibility of the store location from the highway. They currently have a 54 square foot sign on the front and on the rear of the building. It is unknown how the existing 54 square foot sign was allowed or approved. Mr. Gibbs stated he had concerns on setting precedence that other business would also want a 54 square foot sign. Mr. Kaempfe added that he could understand the request for the front of the building, but not for the rear.

Motion was made by Kaempfe and seconded by Goessling to approve a Special Sign Permit for AT&T for to allow 53 square feet of signage on the front of the store located at 947 North Illinois State Route 3. (Parcel #07-13-401-003-000), and for allowing 23.5 square feet of signage on the rear of the store.

Members voted as follows: YES – Goessling, Hagenow, Boothman, Kaempfe, Gibbs and Hartman.

NO - Loerch

Motion carried.

NEW BUSINESS:

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

COMMENTS:

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

Motion to adjourn the meeting at 7:55 PM was made by Kaempfe and seconded by Boothman.

Motion carried.

Minutes respectively submitted by Mechelle Childers.