

## BOARD OF ZONING APPEALS

December 21, 2010 7:00PM

**MEMBERS PRESENT:** Jim Biles, Lynne Wells, Roy Middendorf.

Roy Middendorf, President, called the meeting to order. Minutes were distributed before the meeting. Jim made a motion to accept the minutes Lynne seconded. All ayes.

ITEM 1: Christie Gard is coming back to the board for her sign variance for the electronic sign located at 104 E 10<sup>th</sup> Street. She was granted a one year variance and told to report back to the board next year. There has been one complaint, the person never leaves a name just indicates that the sign is bright a bothers her in the evenings when she is at that intersection. Jim made a motion to grant the variance. Lynne seconded. Vote taken by role: Jim yes, Lynne yes, Roy yes. Motion carried.

ITEM 2: Daniel and Diane Scheidler, 703 E Main Street is requesting a special exception for a conditional use for an office and display for Wearly Monuments. The property is zoned R-2 one and two family dwellings. They would like to display monuments out front and possibly have a small sign. Daniel addressed the board and handed out a layout of the property and where the monuments would be placed. Dan and Judy Gray live across the street and are concerned with the signage and the property values. Daniel gave Dan Gray a copy of the layout. Daniel informed the board that he plans to keep the house as original as possible and do upkeep. That all business would be by appointment and would be two to three days a week. Judy Gray asked if the monuments could be moved to the Wilder Side. Jim Maple concerned about driveway on Wilder side and the tombstones would be the first thing he sees coming out of his driveway and objects. Alvin Blankman concerns that the parking area is next to his driveway, it's a busy area at rush hour. Alvin also wanted to know how the monuments would be load and unloaded. Daniel offered to do landscaping around the monuments so they would not be seen. He has thought about parking in the back of the house. Would like a 3X5 sign in granite. Jim Maple wanted to know if this was a business would it be a business forever. Roy explained it is only for this business and explained what the special exception entails. Diane Scheidler said she wants to be a good neighbor and maybe some fencing could be put up also. Alvin also asked that the modifications being done to the home would still be used for a home. Roy explained that that goes with any building.

Tim Griewe said he had had the house on the market for sale for a long time and it was getting in bad condition. He lives behind the Graves. Roy was informed no motion was being made. Tabled until next month.

ITEM 3: Paul Cruzan, 1015 N Lincoln Street, has moved the Medicine Shoppe from its downtown location to the old Burger Chef building, next to Pizza King or at the southwest corner of Lincoln St and Fourth St. He is requesting additional wall signs (they are in place). Kathy Reynolds, Plan Director, called him and he was not aware that he needed a variance to have additional signage. His contractor did not indicate that he would need anything. Paul addressed the board; he moved the signs from one building to another. Jim made a motion to grant the variance. Lynne seconded. Vote taken by role: Jim yes, Lynne yes, Roy yes. Motion carried.

ITEM 4: Tim Griewe, 116 E Washington St is requesting to have two businesses located in one building. The location is at the Dawg House Diner. He wants to put the real estate office in the back of the building. Adequate fire walls need to be in place. The entrance would be off of the alley. Tim addressed the board. There are separate entrances for the two businesses and two parking spots in the back of the building. Tim distributed a hand out to the board. Kathy explained the fire walls that would need to be in place. Charlie Griewe asked about the furnace that was between the businesses being a firewall. Kathy informed him that would not count as a fire wall. Scott told Tim and Mike Griewe that if they wanted him and Kathy to come look at the walls they could tell them what they needed. Jim made a motion to approve. Lynne abstained. Tabled until next meeting when there will be a full board.

Lynne made a motion to adjourn.

Adjourned at 7:43PM.

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Presiding Officer

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Secretary