

Board of Zoning Appeals Meeting

06/17/14 7:00 PM - Called to order by President Roy Middendorf

Voice Roll taken-members Roy Middendorf, Steve Moore, Kevin Fleetwood, David Leas, Jim Biles all present.

Jim moved and Steve seconded to approve 3/26/14 minutes as submitted. It was unanimously approved.

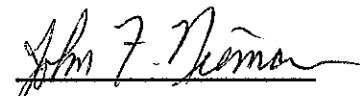
#1-Kevin Fleetwood requested sign variance for Sibbitt Chevrolet to allow for electronic message center to exceed 70% of sign area and proposed sign not be used in combination with a static logo sign. Shawn Green expressed feeling that this made it too cluttered. Glenn Tebbe asked how 70% figure arrived at. Jim moved to approve. David seconded. Request approved 4-0 with Kevin abstaining.

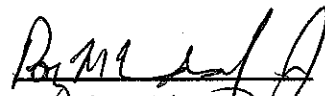
#2-Erwin Miller requested to construct an oversized garage consisting of 960 sf and to reduce the side yard setback to 2.8 ft. Maximum size in an R@ district is 720 sf with a side yard setback requirement of 5.0 feet. Mr. Miller did not attend meeting. Jim moved to table and Steve seconded. Will be acted on when Mr. Miller attends mtg. Location at 420 N. Broadway.

#3-Ms. Linda Tungate wishes to operate a small floral shop/showroom out of her house at 827 N. Michigan. Property was previously granted a variance to operate a wedding chapel. Property is zoned R2. The wedding chapel is now out of the plans. A neighbor was concerned about excessive parking but Ms. Tungate assured there would be minimal parking. David moved to approve and Jim seconded. It was passed 5-0.

#4-Ms. Nyree Morgan requested a variance to operate a part time preschool out of the property located at 814 E. Washington. Property is zoned R2. David Moore, neighbor, expressed concern the alley may be blocked. It was noted if that was a problem it would be dealt with at a later date. Jim moved to approve and Kevin seconded. Steve Moore abstained. It was passed 4-0.

President Roy adjourned meeting at 7:22 PM.


Secretary


President