

Board of Zoning Appeals
December 16, 2021
Minutes

Meeting called to order:

Chairman John Feick called the meeting to order at 4:33pm. The following voting members were present: Bill Semans, Walt Matthews, and Gregg Peugeot. Alec Ochs represented the Community Development Department. City Commission liaison Dave Waddington and clerk Kristen Barone were also present.

Review of minutes from October 21, 2021:

Mr. Matthews moved to approve the minutes as submitted Mr. Peugeot seconded. All members were in favor of the motion and the minutes were approved.

Swearing in of audience and staff members offering testimony on any agenda items:

Mr. Feick swore in everyone wishing to do so.

Adjudication Hearing:

1) 216 Decatur Street- Use Variance

Mr. Feick stated that the first application is for a use variance to allow residential use on the first floor of a residential home in the Downtown Business District. Ms. Blair stated that the property is located on the western edge of the district and is surrounded by single family homes. She explained that in the Downtown Business District, residential use is only permitted above the first floor. The purpose of limiting residential use on the first floor in the Downtown Business District is to get activity in the downtown area. However, this case is unique since it is a single-family residential structure. Also, the applicant does want to put three transient rental units at this property, which would bring activity to downtown, so staff does support the variance request. Mr. Feick asked if there is adequate parking for what the applicant wants to do. Ms. Blair stated that there is a driveway and street parking. She also said that the applicant would have to submit a parking plan with their transient rental application for staff to review. Mr. Feick stated that he would like to see the applicant provide three parking spots available, as it looks like there would be room for that in the back of the property. Ms. Blair stated that she said there is not a ton of parking demand on that side of town at this time so she does not see parking as a concern. Dr. Semans asked if staff know what the neighboring properties are being used as right now. Ms. Blair stated that she believes they are all being used as single-family homes and the applicant owns the property to the north as well. Dr. Semans made a motion to approve the variance with the recommendation that parking for three vehicles be made in the rear of the lot. Mr. Peugeot seconded the motion and all voting members were in favor.

2) 310 West Monroe Street- Area Variance

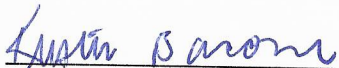
Ms. Blair stated that the second application is for an area variance to allow construction of a stairway six inches into the required three feet side yard requirement. The property is zoned as two-family residential. There was a stairway in this location previously and the applicant plans to build that stairway back where it was. When the applicants purchased the property

they were not aware it would have needed a variance. Staff from fire and building departments went to the site to inspect a better entrance to avoid the variance and concluded this was the only course of entry, so staff are in support of this request. Dr. Semans made a motion to approve the variance and Mr. Matthews seconded. All voting members were in favor of the motion.

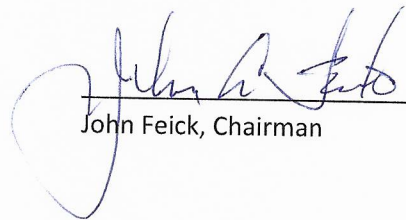
Adjournment:

Dr. Semans motioned to adjourn and Mr. Peugeot seconded. The meeting ended at 4:48pm.

APPROVED:



Kristen Barone, Clerk



John Feick, Chairman