

**MINUTES**  
**ZONING BOARD OF ADJUSTMENT**  
**SEPTEMBER 2, 2014**  
**5:30 P.M.**  
**CITY HALL COUNCIL CHAMBERS**

**Present:** Allen Harvey, Jim Edgmond, Larry Wolf, and Rochelle Conway

**Excused:** Jane Reischauer.

**Staff Present:** Dave Gobin, Community Development Director  
Andrew Fangman, City Planner  
Adam Thompson, Community Development Coordinator  
Stephanie Oien, Office Coordinator, Community Development

Chairperson Harvey called the meeting to order at 5:30 p.m.

**Minutes:** Edgmond motioned to approve the minutes from the August 5, 2014, meeting; seconded by Wolf. All ayes, motion carried.

**Appeal Case No. 924, filed by Mike Caffery, to construct a detached garage at 507 Maiden Lane. Accessory buildings may not be located in front of the main building unless attached to the main building per City Code 10-19-1 (D) (2).** Mike Caffery was present to discuss his request. Mr. Caffery stated that the layout of the property makes placement of a garage challenging. He explained that the proposed garage would be located in the front yard but not directly in front of the house. He added that after constructing the garage he planned to dress up the area with brick retaining walls in the spring. Harvey asked in the garage could be located behind the front building line of the house without disturbing the trees. Trees would have to be removed according to Caffery. Wolf asked what kind of trees were on the property. Caffery did not know the exact species but noted they are very large. Harvey believed them to be Oak and Walnut trees. Edgmond questioned if there were other garages set in front of houses in the neighborhood. Caffery acknowledged there were. Harvey noted that there appeared to be a slope at the proposed garage location. Caffery indicated there was. The garage would be constructed such that the floor of the garage is at the same grade as the first level of the house. Caffery asked if he could change the driveway angle to enter the garage. Fangman replied that if there is a change it must all be hard surface. Caffery noted that the driveway is currently a mix of hard surface and rock. Fangman explained that the access to the garage must have hard surface – concrete or asphalt – to drive on. Caffery stated that he did not have enough money to do the driveway and garage this year. Staff noted that action must be taken within six months of the Board’s decision. Purchasing a building permit during this time frame would meet that requirement. Staff also noted receiving a call from Diane Morford who owns 403 and 411 Maiden Lane. Ms. Morford was in favor of the proposed garage location. She added that she didn’t want to see the trees cut down. Edgmond motioned to approve the request as submitted; second by Wolf. All ayes, motion carried.

**Appeal Case No. 925, filed by Jeff Kokemuller, to construct a 2,000 square foot post frame building at 1115 Musser Street and hard surface eight parking spaces. Two variances are required for this proposal. First there is an insufficient side yard setback per City Code 10-14-1 (A). Second, there is insufficient parking proposed per City Code 10-14-3 (B) (4).** Jeff Kokemuller was present to discuss his request. Mr. Kokemuller explained that he was planning to remodel the

building to create an indoor baseball and softball hitting facility. The building is currently being used as a cabinet shop which he will be closing. He would also like to construct an addition for a pro shop. He explained that it will be difficult to meet the 30 foot side yard setback requirement in the M-1 Zoning District. He also requested a variance of parking requirements. He is asking to provide seven regular spaces and one handicap stall. Harvey asked if the new building would be attached to the existing building. Kokemuller confirmed it would. Edgmond asked what type of items would be in the pro shop. Kokemuller replied that he would stock and sell all of the equipment needed for the games of baseball and softball. Edgmond clarified that there should be no additional noise from this portion of the building. Fangman noted that the parking request is in line with the Zoning Ordinance update. Harvey asked if he had spoken with the closest neighbor. Kokemuller acknowledged that he had spoken with representatives from Musco and they were in favor of the development. Fangman explained that the five overflow spots proposed on the site plan would be not required, however they must be hard surfaced if put in. Wolf motioned to approve the requests as submitted; second by Conway. All ayes, motion carried.

**Election of Officers:** Wolf motioned to have Harvey continue to serve as chair person and Edgmond as vice chairperson; seconded by Conway. All ayes, motion carried.

Adjourned.

Respectfully Submitted,

ATTEST:

Andrew Fangman, Secretary  
City Planner

Allen Harvey  
Chairperson