

**MINUTES
ZONING BOARD OF ADJUSTMENT
APRIL 1, 2014
5:30 P.M.
CITY HALL COUNCIL CHAMBERS**

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

Staff Present: Andrew Fangman, City Planner
Adam Thompson, Planning & Community Development Coordinator
Stephanie Oien, Office Coordinator, Community Development

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

Minutes: Wolf motioned to approve the minutes from the March 4, 2014, meeting; seconded by Conway. All ayes, motion carried.

Appeal Case No. 918, filed by Kathy McGlothlen, to remove greenhouse at 612 Hope Avenue and replace with a building the same size. This is a non-conforming use, as such, any changes require Zoning Board of Adjustment approval. No one was present to discuss the request. No action was taken.

Appeal Case No. 916, filed by Douglas Vander Linden, to construct a 40'x60' storage building at 3019 Allen Street. Per City Code 10-19-1(B)(2), accessory building space cannot exceed 1,440 sq. ft. This appeal was tabled at the March 4, 2014, meeting. Douglas and Tibe Vander Linden were present to discuss the request. Mr. Vander Linden explained that they would like to construct an unfinished pole building to store family heirlooms. They have a large lot, just shy of two acres. The tractors to be stored will only be taken out for special occasions. Edgmond asked if the building would be used to house the collection only. Vander Linden replied yes. Harvey asked if the building would be heated. Vander Linden responded there would be no heat. The building is to have a crushed rock floor and possibly electricity for charges and lights. Harvey noted concerns about the driveway appeal and possibility of a dust issue. He asked if the area would remain grass to keep the dust down. Vander Linden replied that a driveway would be very expensive and they have no plans for one at this time. Alice Huss, 3112 Allen Street, stated that she had no objection to the building. Ms. Huss added that the Vander Lindens keep their property well maintained and the building wouldn't block anyone's view of the area. Dave Bird, owner of 1312 Houser Street, called February 27, 2014, to express his support for the building. Fangman noted that the Board might be able to make an exception to the driveway regulations if the area is left grass and traffic level is low. He suggested the Board place a condition on the appeal that hard surface would be required if there is a usage change or dust problems arise. Edgmond motioned to approve the appeal as submitted with the condition that if use changes or dust problems arise and grass doesn't grow on the drive area hard surface would be required; seconded by Wolf. All ayes, motion carried.

Adjourned.

Respectfully Submitted,

ATTEST:

Steve Boka, Secretary
Director of Community Development

Allen Harvey
Chairperson