

Board of Adjustment
Meeting Minutes
January 25, 2011

1.) Chairman Mike Vander Wert called the meeting of the Board of Adjustment to order at 6:00 p.m.

2.) Roll Call.

Members Present: Jim Corbett, Kraig Downs, Larry Lautenbach (abstaining from vote due to being a neighboring property owner within 200 feet), Vince Nossaman, Merlan Rolffs, Mike Vander Wert, James Vande Voort.

Members Absent: John Van Den Berg, Lyle Vander Meiden.

Others Present: Jerry Byers, George Wesselhoft, Ron Pierson.

3.) New Member Welcome.

Chairman Vander Wert welcomed new member Jim Corbett to the Board of Adjustment.

4.) Annual Elections.

James Vander Voort nominated Mike Vander Wert as Chairman. Merlan Rolffs seconded the motion. Upon vote, motion passed.

Larry Lautenbach nominated Lyle Vander Meiden as Vice Chairman. Kraig Downs seconded the motion. Upon vote, motion passed.

5.) Approval of Agenda

The Agenda was approved as submitted.

6.) Approval of Minutes.

The minutes for the December 28, 2010 meeting were approved as submitted.

7.) Public Hearing on Variance Application by Ronald & Bonnie Pierson concerning a proposed detached garage at 322 Huber Street.

Chairman Vander Wert asked if any written comments had been received.

Jerry Byers, secretary to the Board, stated that no written comments had been received.

Chairman Vander Wert opened the floor to discussion.

Ron Pierson, applicant, spoke about new information from the property abstract which was not available for the previous Variance Application submittal which was denied. The new information concerned an easement granted by previous owner Don Van Hall to Continental Telephone in April 1978 which runs along the west side of the property. Placement of the phone line within the easement, as shown in the drawing on page 10 of the Variance Application, would limit the placement of the garage to the south portion of the lot.

Mr. Pierson, continued by saying that by moving the garage as far back as possible he could get the front of the the garage in line with the front of the house and still be south of the phone lines. By doing this it would give him 23 feet between the sidewalk and front of the garage.

There was discussion about how close several of the neighboring structures are to Huber Street and about how the Zoning Ordinance defines Huber as the side yard by default even though the house front faces Carson Street putting the garage in the rear yard.

The public hearing was closed.

8.) Variance Application by Ronald & Bonnie Pierson concerning a proposed detached garage at 322 Huber Street.

Mr. Vander Voort made a motion to approve the variance application as submitted stating that the project would not encroach on the neighbors, is a good fit for the neighborhood and there was hardship due to the phone easement in the yard.

Kraig Downs seconded the motion.

Upon vote, motion passed 6 to 0.

9.) Other Business.

Mr. Byers indicated that the next meeting would be on February 22, 2011.

10.) The meeting adjourned at 6:30 p.m.

Respectfully submitted,
Jerry Byers
Building Official