

Board of Adjustment
Meeting Minutes
July 24, 2012

1.) Chairperson Lyle Vander Meiden called the meeting of the Board of Adjustment to order at 6:00 p.m.

2.) Roll Call.

Members Present: Jim Corbett, Larry Lautenbach, Vince Nossaman, Merlan Rolffs, John Van Den Berg, Lyle Vander Meiden.

Members Absent: Kraig Downs, Mike Vander Wert, Glenn Van Wyk.

Others Present: Jerry Byers, George Wesselhoft, Russ Van Wyk, Jake Fancher.

3.) Approval of Agenda.

The Agenda was approved as submitted.

4.) Approval of Minutes.

The minutes for the June 12, 2012 meeting were approved as submitted.

5.) Public Hearing on a Variance Application by Premier Storage concerning a proposed building at 212 South Street.

The applicant is asking the Board, for a variance of 15 feet from the east property line for a side setback of 10 feet. Current zoning requires an interior side setback of 25 feet for M1 when adjacent to residential use

Chairperson Vander Meiden asked if there were any written comments.

Jerry Byers, secretary to the Board stated there were no written comments.

Chairperson Vander Meiden opened the floor to oral comments.

Mr. Van Wyk, owner of Premier Storage went through the history of the property with tearing down the old house to what they wish to do with a new building. Mr. Van Wyk continued by telling the Board about what type of building they are currently proposing which is a climate controlled structure. He finished by explaining to the Board about the rental property to the east, which he also owns, that will be torn down sometime in the future for a continuation of their business plan for the storage buildings.

There was discussion about locations of the lot lines in relation to the rental house and who owned which properties.

Chairman Vander Meiden commented that he would like Mr. Van Wyk to explain to the new Board Members about the history of the rest of Premier Storage and the old trailer houses.

Mr. Van Wyk gave a historical overview of what was done with the old trailer park to the current storage properties.

There were questions about the building and the proposed size and discussion ensued about the current zoning of the properties.

Vince Nossaman spoke of the hardship of having to evict the renters to place a storage building when it would not gain anything to do so without granting the variance.

More discussion ensued about the location of the building on the lot.

The public hearing was closed.

6.) Variance Application by Premier Storage concerning a proposed building at 212 South Street. The applicant is asking the Board, for a variance of 15 feet from the east property line for a side setback of 10 feet. Current zoning requires an interior side setback of 25 feet for M1 when adjacent to residential use.

Chairman Vander Meiden asked if there was a motion.

Larry Lautenbach made a motion to approve the variance request as submitted but with a stipulation that the project be started within 24 months or the request or the property would revert back to the original status. Mr. Lautenbach stated that the reason for the authorization of the variance will not be of substantial detriment to the adjacent property and the character of the district will not be changed by the granting of the variance.

John Van Den Berg seconded the motion.

Upon vote, motion passed 6 to 0.

7.) Other Business.

There was no other business.

8.) The meeting adjourned at 7:10 p.m.

Respectfully submitted,
Jerry Byers
Building Official