

Board of Adjustment
Meeting Minutes
August 26, 2014

1.) Call the meeting to Order

Chairperson Jim Corbett called the meeting of the Board of Adjustment to order at 6:02 p.m.

2.) Roll Call.

Members Present: Jim Corbett, Larry Lautenbach, Vince Nossaman, John Van Den Berg, Lyle Vander Meiden, Byron Vander Molen, Mike Vander Wert, Glenn Van Wyk.

Members Absent: Merlan Rolffs.

Others Present: Jerry Byers – Board Secretary, George Wesselhoft – Director of Planning and Zoning, Laurie Vos, Scott Vos.

3.) Approval of Agenda

Mike Vander Wert made a motion to approve the Agenda as submitted. Lyle Vander Meiden seconded the motion. The agenda was approved.

4.) Approval of Minutes

Mike Vander Wert made a motion to approve the Minutes of the June 10, 2014 meeting as submitted. Lyle Vander Meiden seconded the motion. The minutes were approved.

5.) Public Hearing

Public Hearing on a Variance Application by Scott and Laurie Vos concerning a proposed detached garage at 1012 Broadway Street. The Vos's are requesting a variance to build a 1,360 square foot detached garage. The garage would be 117 percent over the limit of 1,162 square feet.

Chairperson Corbett asked if there were any written comments.

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

Chairperson Corbett opened the floor to oral comments.

Mr. Vos spoke to the board stating that they wished to make the structure bigger to help the usefulness of the property. He indicated that he knew he could build a bigger structure if he attached it to his house but did not want to cut down mature trees on the lot.

John Van Den Berg asked about the height of the structure.

Mr. Vos stated that it would be right at the 15 foot maximum.

Larry Lautenbach asked about the 35 foot to the rear lot.

Mr. Vos indicated that he still had the minimum requirements.

Lyle Vander Meiden asked about the bump out on the drawings.

Mr. Vos stated that he wanted a shop within the building.

There was discussion about the design and roofline of the structure.

Vince Nossaman asked about the allowable detached accessory square footage for multiple structures.

Mr. Wesselhoft indicated that this structure would use up all of the available square footage allotment. However, any structure below 100 square feet was not permitted or inspected therefore it was possible that a smaller structure could be added and the City would not count it.

Mr. Lautenbach asked how many detached structures you could have.

Mr. Byers indicated that the maximum number of detached structures would be three.

Mr. Lautenbach continued by stating that if the applicants were to attach the building they could build it a lot bigger than they were asking for at the meeting.

The public hearing was closed.

6.) Variance Application

Variance Application by Scott and Laurie Vos concerning a proposed detached garage at 1012 Broadway Street. The Vos's are requesting a variance to build a

1,360 square foot detached garage. The garage would be 117 percent over the limit of 1,162 square feet.

Mr. Lautenbach made a motion to approve the variance as submitted based on that it would not be of substantial detriment to the adjacent property and the character of the district would not be changed by granting of the variance.

John Van Den Berg seconded the motion.

Upon vote, motion passed 8 to 0.

7.) Other Business.

Mr. Byers told the Board of two new dates for meetings. The dates being September 9th and September 16th.

8.) Adjournment

The meeting adjourned at 6:20 p.m.

Respectfully submitted,
Jerry Byers
Building Official