

Board of Adjustment
Meeting Minutes
September 9, 2014

1.) Call the meeting to Order

Vice Chairperson Lyle Vander Meiden called the meeting of the Board of Adjustment to order at 6:06 p.m.

2.) Roll Call.

Members Present: Larry Lautenbach, Merlan Rolffs, Lyle Vander Meiden, Byron Vander Molen, Mike Vander Wert.

Members Absent: Jim Corbett, Vince Nossaman, John Van Den Berg, Glenn Van Wyk.

Others Present: Jerry Byers – Board Secretary, George Wesselhoft – Director of Planning and Zoning, Jeff Riggen – property owner.

3.) Approval of Agenda

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

4.) Approval of Minutes

Mike Vander Wert made a motion to approve the Minutes of the August 26, 2014 meeting as submitted. Byron Vander Molen seconded the motion. The minutes were approved.

5.) Public Hearing

Public Hearing on a Variance Application by Jeff Riggen concerning a proposed 24 by 40 accessory building to be placed in the side yard. The variance would be to allow placement in the side yard as the Zoning Ordinance states that accessory structures must be in the rear yard

Vice Chairperson Vander Meiden asked if there were any written comments.

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

Vice Chairperson Vander Meiden opened the floor to oral comments.

Jeff Rikken indicated to the Board that there is no room for an accessory building behind his house due to there being a pond in that location and due to topography. He went on to say that he would like to place the shop on the land next to his house on the road going back to the other shop.

Mr. Rikken went on to explain that this new shop would be placed on the ground where the basketball slab and hoop are currently placed.

Jerry Byers indicated that the Board had a picture of the slab and basketball hoop in their packets.

Mr. Rikken continued with discussion about the construction of the building.

Larry Lautenbach asked if Mr. Rikken owned the property before the City entered into the 28E agreement with the County for the zoning in the area.

Mr. Rikken indicated he had been at this location more than 20 years.

George Wesselhoft told the Board that the agreement had been in existence since 2003.

Mr. Lautenbach continued by saying that the rules he would be building to currently, were not in place when he originally built at this location.

Merlan Rolffs confirmed by stating that if Mr. Rikken wished to build his accessory building under the previous rules he would not have to ask the Board for approval.

Discussion ensued about current zoning and the 28E agreement.

The public hearing was closed.

6.) Variance Application

Variance Application by Jeff Rikken concerning a proposed 24 by 40 accessory building to be placed in the side yard. The variance would be to allow placement in the side yard as the Zoning Ordinance states that accessory structures must be in the rear yard

Mr. Rolffs made a motion to approve the variance as submitted based on that the topography prohibits the building of the accessory structure elsewhere on the

property. And, at the time of purchased, zoning would have allowed the structure to be built in the side yard.

Mike Vander Wert seconded the motion.

Upon vote, motion passed 5 to 0.

7.) Other Business.

Mr. Byers told the Board of a meeting on September 16th and a possible meeting on September 23rd

8.) Adjournment

The meeting adjourned at 6:22 p.m.

Respectfully submitted,
Jerry Byers
Building Official