

## **MINUTES OF THE ZONING BOARD OF APPEALS MEETING HELD ON MAY 15, 2014**

The meeting was called to order by Chairman Ken Hartman at 7:30 PM.

Roll call was taken: **Present: Mueller, Rippelmeyer, Boothman, Loerch, Kaempfe, Gibbs and Hartman.**

Chairman Hartman asked if there were any additions or corrections to the minutes of the April 17, 2014 meeting. Mr. Justin Osterhage and Mr. Ryan Osterhage submitted a letter to the Board of Appeals requesting corrections to the April 17, 2014 meeting minutes to “clarify the difference in the minutes and actual statements made during the meeting”. The Chairman asked if any member of the Board of Appeals had any additions or corrections to the minutes of the April 17, 2014 meeting and there were none. The Chairman recommended that approval of the minutes for the April 17, 2014 meeting be tabled until the list of recommended corrections suggested by Mr. Justin Osterhage and Mr. Ryan Osterhage were reviewed.

**Motion was made by Kaempfe and seconded by Boothman to table the approval of the April 14, 2014 Board of Appeals meeting minutes until the minutes were review and clarified.**

The Chairman asked if there were any citizens to address the Zoning Board of Appeals. There were none.

The Chairman also asked if there were any corrections or deletions to the agenda. There were none.

### **OLD BUSINESS:**

The Chairman asked if there was any additional new business. There was none.

### **PETITIONS:**

**Z-14-05-01 Review and Comment on Proposed Special Use Permit for a Residential Use as Permitted in a B-3 Zoning District at 114-116 East Third Street from Nancy Grosse, Trustee of the Glenn Grosse Trust.**

The Zoning Administrator stated that the public notice for this petition was published in the Waterloo Republic Times on April 30, 2014. Ms. Nancy Grosse, petitioner, was present to speak on behalf of this petition, and presented her postal notification receipts to the Zoning Administrator. Ms. Grosse stated that she has closed her business, which was located at 114-116 East Third Street, and she has someone who is interested in purchasing the building for residential use. The building was originally designed as a residence over a hundred years ago. The new owner wants to renovate the building and maintain it as a single family home. First Nation Bank currently rents the parking in the rear of the building, and it will be up to the new owner to negotiate with the bank for any future rental. The building was once owned by local dentist Dr. McConnell who maintained his dental practice on the second floor and also maintained his residence within the building. Mr. Ryan Osterhage, representing the Waterloo

Chamber of Commerce, stated that the Waterloo Chamber of Commerce supports residential on the second floor, but would like to see the first floor remain commercial.

**Motion was made by Rippelmeyer and seconded by Mueller to recommend approval on a the Proposed Special Use Permit for a Residential Use as Permitted in a B-3 Zoning District at 114-116 East Third Street from Nancy Grosse, Trustee of the Glenn Grosse Trust.**

**Members voted as follows: YES – Mueller, Rippelmeyer, Boothman, Loerch, Kaempfe, Gibbs and Hartman.**

**Motion carried.**

**Z-14-05-02 Review and Comment on Proposed Special Use Permit for a Home Occupation to Operate a Hair Salon at 208 Sarah Court by Abigail Bryan.**

Ms. Abigail Bryan, petitioner, was present to speak on behalf of this petition. Ms. Bryan explained that she currently owns a hair salon in Clayton, Missouri, but would like to offer salon services to her family and friends out of her home. She estimates she would work out of her home three times a month. She will only have one chair and therefore will only have one client at a time so parking will not be an issue. There would be no signage at the home, and she would be the only employee.

**Motion was made by Kaempfe and seconded by Gibbs to recommend approval on a the Proposed Special Use Permit for a Home Occupation to Operate a Hair Salon at 208 Sarah Court by Abigail Bryan.**

**Members voted as follows: YES – Mueller, Rippelmeyer, Boothman, Loerch, Kaempfe, Gibbs and Hartman.**

**Motion carried.**

**NEW BUSINESS:**

The Chairman asked if there was any additional new business. There was none.

**COMMENTS:**

The Chairman asked if there were any comments. Mr. Kaempfe question when the April 17, 2014 Board of Appeal meeting minutes would be reviewed. The Chairman stated that the minutes would be reviewed along with the tape to verify the recommend changes. The approval of the April 17, 2014 minutes will be presented to the Board of Appeals at the next Board of Appeals meeting.

**Motion to adjourn the meeting at 8:35PM was made by Kaempfe and seconded by Boothman.**

**Motion carried.**

Minutes respectively submitted by Mechelle Childers