

MINUTES OF THE ZONING BOARD OF APPEALS MEETING HELD ON AUGUST 21, 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 July 17, 2014 meeting. Childers requested that the word “in” be added between the words “reduction” and “the size” in the last sentence of Petition Z-14-07-01. A motion was made by Kaempfe and seconded by Rippelmeyer to approve the minutes of the July 17, 2014 meeting as presented. Motion carried.

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 old business. There was none.

PETITIONS:

Z-14-08-01 Review and Comment on Proposed Special Use Permit for a Single Family Residence in a B-3 Zoning District as permitted by Section 40-2-3 (B) for property located at 200 East First Street.

There was no one present to speak on behalf of the petition, and the Zoning Administrator stated he did not have the postal notification receipts; without the postal notification receipts the petition can not be heard.

Motion was made by Kaempfe and seconded by Rippelmeyer to table Petition Z-14-08-01. Members voted as follows: YES – Mueller, Rippelmeyer, Boothman, Loerch, Kaempfe, Gibbs and Hartman.

Motion carried.

Z-14-08-02 Review and Comment on Proposed Amendment to the R-6 Condominium Zoning District List of Existing Properties Considered to be Conforming Uses and Allowance of a Single Family Residence Use on One Lot. These proposals would affect only East Ridge Phase 7.

The Planning Committee reviewed Mr. Ryan Osterhage and Mr. Justin Osterhage’s request to rezone the R-6 Condominium Zoning in East Ridge Phase 7 back to its original R-5, Multi-Family zoned district. Neighbors attending the meeting opposed the rezoning of the R-5, Multi-Family, but were in favor of granting relief for a single family residence to be built on lot number one, which is the Osterhage property. At the conclusion of the Planning Committee

meeting it was determined not to rezone the property. The Zoning Administrator was to draft an ordinance to correct an omission of four (4) properties which were inadvertently not included as conforming uses in the original amendment and to add the use of Lot 1 as a single family residence. At the August 11, 2014 Planning Commission meeting, Mr. Ryan Osterhage and Mr. Justin Osterhage requested that duplex, condominiums and single family residence be added to the text amendment for Lot 1. As a result, the Planning Commission tabled Petition Z-14-08-02 until the Planning Committee review Mr. Ryan Osterhage and Mr. Justin Osterhage's additional request and made a recommendation back to the Planning Commission. The Zoning Administrator stated that he was requesting the Board of Appeals also table the petition until a recommendation was made by the Planning Committee.

Motion was made by Kaempfe and seconded by Mueller to table Petition Z-14-08-02.

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

Motion carried.

Mr. Jeff Zavadil, 640 Hamacher Street, Waterloo, Illinois, ask for the definition of a duplex. The Zoning Administrator stated that a duplex is where the lot and the structure are owned by the same individual.

Mrs. Deb Zavadil, 640 Hamacher Street, Waterloo, Illinois, asked who received notices regarding this meeting.

The Zoning Administrator stated all East Ridge Phase 7 and adjacent property owners received notification.

NEW BUSINESS:

The Chairman asked if there was any additional new business. The Zoning Administrator mentioned that there would not be a September Board of Appeals meeting.

COMMENTS:

The Chairman asked if there were any comments. There were none

Motion to adjourn the meeting at 7:40PM was made by Kaempfe and seconded by Loerch.

Motion carried.

Minutes respectively submitted by Mechelle Childers.