

Board of Zoning Appeals
April 21, 2011
Minutes

The Chairman called the meeting to order at 4:30 p.m. The following members were present: Bill Semans, John Feick and Kevin Zeiher. John Mears and Walt Matthews were absent. Diedre Cole, the City Commission liaison was excused and Anna Enderle was present to represent the Planning Department.

Mr. Zeiher moved to approve the minutes from the previous meeting as presented; Dr. Semans seconded the motion which carried.

Chairman Feick swore in everyone who wished to speak.

The first item on the agenda was an application for a use variance to allow an accessory building as a main use in a single family residential district at Lot 193 Marquette Street, filed by Jill & William Kramer.

Chairman Feick asked if anyone wished to speak in favor of this request.

William Kramer stated that they bought the property in 1972 and between Mrs. Kramer's dad and them; they owned most of the properties on Marquette. They couldn't build a house on the property because there weren't any utilities. Mr. Kramer stated he was a contractor and he had a lot of junk that he didn't want to park outside and they wanted to build a storage building and make this piece of property productive. There was electric on this side of the street so he would house his table saw, trailers, scaffolding and other items for storage.

Chairman Feick asked if anyone wanted to speak against this request.

Darlene Yontz, 1301 Winnebago, stated she also owned a lot on Marquette and she was against an accessory building for the following reasons: she didn't want a garage for junk; it would be an eyesore and wouldn't be supervised. There would be homeless people sleeping there and she had already had to cut down shrubs on her property because of homeless people sleeping there. They also slept in the recycling bins on the City's property. She said it would be different if there were a house and a garage on that property because then someone would be there and there wouldn't be such a safety issue. She also didn't like that this would block her view and zoning laws were to protect residential zoning.

William Kramer commented that they had looked at other things for the property but to put in water and sewer, it would cost \$10-15,000 per lot. None of the property owners on that street would sign a petition to get sewer & water. The lot was so small; you couldn't even fit a house on it. He has been looking at doing something with the lot for years, but this is the only thing they could come up with.

Jill Kramer commented that her father owned property across the street and he lived on Bennett Avenue. He had a garden and garage on Marquette and he would keep a vigilant watch on the property. They already mow most of the properties on Winnebago.

Luther Spring, 1023 Winnebago stated that he was opposed to this request.

Craig Wedeman, 1027 Winnebago, wanted to know if anything would be stored outside the garage because he didn't want junk around and Mr. Kramer answered no.

Chairman Feick commented that if the neighbors were concerned about the homeless, it would be better to have a secured building.

Dr. Semans sympathized and he commented that this should have a zoning change, not a variance.

Mr. Zeiher stated that he was also sympathetic since he had inherited a piece of property that was landlocked and he couldn't do anything with it. He suggested that the neighbors might be interested in buying this parcel.

Mr. Zeiher moved to deny the request for the variance for the reason that they would be placing an accessory building in a residential area where no others existed. The street as it currently was situated was unusable for residential purposes so the City should take a look at what could be done to assist people like Mr. Kramer to use his property in a beneficial fashion. Dr. Semans seconded the motion which carried.

Mr. Kramer asked that the City follow up on the motion and let him know what they could do – he would like to have input. Mr. Zeiher commented that if the City were to change something, they would have to advise all the property owners in the area.

The Chairman suggested talking to the City and that was what the City Commissioners were for, to help the citizens.

There was no further business before the Board and the meeting was adjourned at 5:07 p.m.

APPROVED:

Mary L. Grendow, Clerk

John Feick, Chairman