



Zoning Board of Appeals Minutes

Wednesday, July 09, 2025 at 6:30 PM

Columbus City Hall – 105 N. Dickason Boulevard

Roll Call

Meeting was called to order at 6:30pm. There is a quorum. Members present: Vander Sanden, Gorth, Pyfferoen, Berkley

Notice of Open Meeting

Staff noted the meeting was properly noticed.

New Business

1. Election of Chair, Vice-Chair, and Secretary

Pyfferoen motioned to nominate Vander Sanden for Chair with a second by Gorth. Motion carried by unanimous vote.

Vander Sanden motioned to nominate Pyfferoen for Vice Chair with a second by Gorth. Motion carried by unanimous vote.

Gorth motioned to nominate Berkley for Secretary with a second by Pyfferoen. Motion carried by unanimous vote.

2. Approval of Agenda

Pyfferoen motioned to approve the agenda with a second by Gorth. Motion carried unanimously.

3. Review Board of Review Decision Making Process

Kornmann gave an overview of the ZBA decision making process and highlighted the three main factors in the process. Kornman clarified the difference between quorum and the number of votes needed to approve an appeal of local zoning.

4. Public Hearing: Lamps Landing requesting Side yard set-back reduction on north side of Lot 18, Cardinal Heights Plat

A public hearing was held by the ZBA. Josh Lamp presented his appeal for reducing the side setback to 5.6 feet for lot, the same as lot 17 due to State HWY 73 setback requirements. No other comments were made by the public. After 3 calls, the public hearing was closed.

5. Discussion/possible action regarding variance request from Lamps Landing for Lot 18 of Cardinal Heights.

Berkley motioned to approve the appeal to reduce the side setback of the north side of Lot 18 in the Cardinal Heights Plat to 5.6 feet with a second by Vander Sanden.

Discussion involved the issue of the State HWY setback and how it's not addressed in local code. The ZBA did not find any reasons in which granting the appeal would be harmful to public interests.

The ZBA voted unanimously to grant the appeal to reduce the side setback of the north side of Lot 18 in the Cardinal Heights Plat to 5.6 feet.

6. Public Hearing: Set back reduction for parking lots from lot line from 5 feet to zero feet from KO Properties of Columbus LLC/Debbie Oldenburg

A public hearing was held by the ZBA. Debbie Oldenburg presented her appeal for reducing parking lot setback from 5 feet to 0. This would help facilitate splitting of the property and both new properties would be serviced by the same parking lot. No other comments were made by the public.

Kornmann stated that a rezone and a Certified Survey Map (CSM) would be needed and that granting the variance would allow for a rezone.

After 3 calls, the public hearing was closed.

7. Discussion/possible action regarding the request for setback distance reduction for parking lots from KO Properties of Columbus LLC.

Pyfferoen motioned to approve the appeal to reduce the setback for parking lots to the lot line from 5 feet to 0 for both proposed lots 1 and 2 with a second by Gorth.

The ZBA identified that both owners would face unnecessary hardship with the status quo and that the 2 buildings on 1 parcel poses a unique limitation for adherence to current code. The ZBA had no reasons for which granting the variance would harm public interests. There were no additional discussion or questions.

The ZBA voted unanimously to grant the appeal to reduce the setback for parking lots to the lot line from 5 feet to 0 for both proposed lots 1 and 2.

Adjourn

Pyfferoen motioned to adjourn the meeting with a second by Gorth. Motion carried unanimously. The meeting was adjourned at 7:39pm.

** These minutes will be approved at a future meeting and may be amended. These minutes are respectfully submitted by David Bennett, Communications and Economic Development Coordinator **