

I. CALL TO ORDER AND ROLL CALL

The meeting was called to order by Chair Reimann at 5 pm.

Members Present: Reimann, Davis, Hofer, Kratcha, Schroeder, Chitwood (Alternate)

II. APPROVAL OF MINUTES

1. *Approval of Minutes from December 14, 2022*

Motion by Schroeder, second by Chitwood to approve the Dec 14, 2022 Minutes. Motion carried 4-0. 2 Abstained: Davis & Reimann.

III. PUBLIC HEARING

Prior to the Public Hearing, Reimann and Davis recused themselves due to the fact they are involved in County Government and the applicant John Meyers is the County Board Chairman.

Motion by Schroeder, second by Hofer to appoint Chitwood Pretemporal Chair. Motion carried 5-0. Reimann abstained.

2. *Application for a variance request from John Meyers from the required setbacks for 2 structures in the B-H General Highway Business zoning district pursuant to sec. 17.18(2) of the Zoning Code to allow the installation of 2 Commercial Mini Storage buildings with a 15-ft setback from the rear lot line on the property located at 313 County Rd YZ (parcel # 216-1302) legally described as Lot 2, CSM 1609-11CS-216*

Lane Carver, Attorney representing Meyers spoke on the 3 criteria of a variance request and the Meyer's reasons why they met all criteria. Unnecessary Hardship – the setback requirements with the uniqueness of a 1-acre pond make the parcel with less room to build; Unique property condition – Meyers has 1-acre less to build due to a pond needed for drainage; and no harm to the public interest – because there is nothing currently behind the lot except for the platted "Brown Street". The Meyers spoke about the need for storage units in the area. BOA members asked various questions about future buildings and the potential of Brown St being further developed. Whether or not a 15 ft setback on Brown St harmed the public interest was also discussed.

3. *Adjourn Public Hearing.* Motion by Schroeder, second by Kratcha to adjourn the public hearing. Motion carried 4-0.

IV. NEW BUSINESS

4. *Consideration and possible action on appeal of John Meyers to grant a variance from the required setbacks for 2 structures in the B- H General Highway Business zoning district pursuant to sec. 17.18(2) of the Zoning Code to allow the installation of 2 Commercial Mini Storage buildings with a 15 foot setback from the rear lot line on the property located at 313 County Rd YZ (parcel # 216- 1302) legally described as Lot 2, CSM 1609- 11CS- 216.* Motion to approve the variance request with all three conditions being met (uniqueness of property, unnecessary hardship, no harm to the public interest) by Schroeder, second by Hofer. Roll call vote. Motion carried 4-0, Abstained: Reimann, Davis
5. *Appointment of secretary for the Board of Zoning Appeals*
Motion by Davis, second by Hofer to table this item. Motion carried 6-0.
A regular monthly meeting was discussed. The suggested time would be the Fourth Thursday of the month at 5:30 if needed.

V. ADJOURN

6. *Motion to Adjourn*
Motion by Schroeder, second by Davis to adjourn the meeting. Motion carried 6-0.
Time: 6:10