

BOARD OF ZONING APPEALS

Minutes of Meeting

March 17, 2020

4:30 pm

Attendance: Members Dave Lundgren, Chairman; Mike Aeling, Vice Chairman; Arnold Hirvela; Billy Ray; Eddie Williams. Zoning Inspector Bill Hawley, Zoning Inspector Shane Howard, Assistant Law Director William Morris, Safety Service Director Mike Dreger

Meeting held by telephone conference due to COVID-19 pandemic: The meeting was called to order by Chairman Lundgren at 4:31 pm. Due to the COVID-19 pandemic, BZA members participated by telephone conference. All members were present (by phone), and the Board welcomed newly appointed member Billy Ray. Also present by phone was Board Counsel William Morris. The meeting remained open to the public, in the second floor conference room of 504 E. Main St. (*an attendance sheet for persons attending in person is attached, as well as a copy of the notice posted at the entrance to 504 E. Main St. notifying the public of the meeting's continuation.*)

1. Minutes from the February 18, 2020 meeting:

Hirvela motioned to approve the minutes with Aeling seconding. The motion was approved unanimously. Chairman Lundgren read the Board of Zoning Appeals procedures including appellant recourse.

2. Irving Investments LLC – Kevin Nisly – 1115 N. Union Avenue – Appeal #20-002: Use variance for a warehouse, located in a B-2 zone.

Shane Howard, 504 E. Main St., was sworn in and provided testimony as the City's Zoning Inspector. The current use of the property is a body shop. There are a variety of different uses in the immediate area, and there were no neighbors in attendance indicating opposition.

Kevin Nisely, 1115 N. Union Avenue, was sworn in and provided testimony as the appellant Irving Investments LLC. The proposed use is to warehouse items used in a fundraising business such as candles, candy and other items offered for sale. Ingress/egress to the 1115 N. Union Avenue site also involves a second parcel immediately south and contiguous to 1115 N. Union Avenue which would also be owned by Irving Investments LLC. There would be daily traffic consisting primarily of light trucks.

Lundgren asked if there was anyone present to speak against the appeal. There were none.

Hirvela moved, Aeling seconded a motion to approve the use variance for both parcels contingent upon transfer of the property. The motion passed unanimously by roll call vote.

3. Franklin B Riley Trust LLC – Parcels #7700263, #7700264, #7700265 Tanglewood Avenue – Appeal #20-003:

Variance to allow an additional exterior door on the front façade for three, two-family dwellings, located in an R-2 zone.

Shane Howard described the appeal.

Dennis Clunk, 2040 S. Union Avenue, was sworn in and provided testimony on behalf of the appellant Franklin B Riley Trust LLC. The applicant seeks to build three additional duplexes on the parcels. The variance would provide for the new units to be consistent with the other existing units in the area.

Lundgren asked if there was anyone present to speak against the appeal. There were none.

Hirvela moved, Williams seconded to approve the variance. The motion passed unanimously by roll call vote.

4. Other Business: Bill Hawley read a letter from Mayor Andreani commending Tom Moushey for his 33+ years of service to the City as a member of BZA. The meeting adjourned at 5:01 pm.