

**Zoning Board of Appeals
Work Session
Minutes**

May 23, 2012

Chairman White called the work session to order at 8:47 p.m.

Members Present: Ellertson, Fetting, Fokens, Kulick, Palm, Quast, White.

Others Present: Kench, Murphy

Discussion and Review of Current Review Procedures and Standards for Redevelopment of Housing in the M-2 Zoning District.

Chairman White stated the purpose of the work session was to make sure Board members were comfortable with the written document.

Commissioner Quast and Commissioner Palm both indicated they would like additional guidelines/or definition of what constitutes a "rare" occasion.

Vice-Chairman Ellertson disagreed, stating he would not like to see it defined, allowing the ZBA to look at each unique case and make that determination.

Chairman White commented that the Board needs to be really clear what they are basing their approvals on and to state it clearly for the record.

Kench stated that there are more cases that likely will be coming before the Board, and suggested the Board encourage applicants to bring in varying building footprints, rather than bringing in the same box type footprint and simply dressing up the outside.

Discussion took place on the current ordinance which requires 900 square foot of land area per person. Commissioner Kulick suggested it may be time to look at that number to see if it needs to be changed. Chairman White commented that he doesn't want to see the number changed - that if it was changed, applicants would just increase their requests. Other Commissioner's agreed.

Kench commented that these redevelopments are not considered variances; but are findings on the non-conformities and the Board needs to be clear when making their motions that they are not approving a variance, but are making a finding.

Vice-Chairman Ellertson stated that he approves of the work the ZBA is doing on these requests and commented he would like the Board to continue to consider these types of requests when they are reducing the other non-conformities on the sites.

Board consensus was the document was very well written and they would like to approve it

Commissioner Kulick stated that to take action on approving the document, the Board would need to adjourn the work session and enter into regular meeting again.

Other:

Discussion on the problems with current site conditions at 110 E. Cherry/701 S. Main Street were discussed. It was stated that by getting the parking lot correct, it would help the residential neighbors.

Adjournment

Motion by Kulick, support by Quast to end the work session and enter into regular meeting.

Motion approved.

Work session adjourned at 9:00 p.m.