

# Meeting Minutes

## Zoning Board of Appeals

April 15<sup>th</sup> 2026

### Open the meeting:

### Roll Call:

- Jeff Gerweck - Present
- Austin Gorowski – Present
- Michael Boertje – Present
- Grayson Friar – Present
- Stephen Napier - Present

### Review and Approval of Agenda: Motion carried for approval of agenda 5-0.

- Steve 1<sup>st</sup>
- Mike 2<sup>nd</sup>

### Review and Approval of Last Meeting Minutes: Motion carried for approval of last meeting minutes 5-0

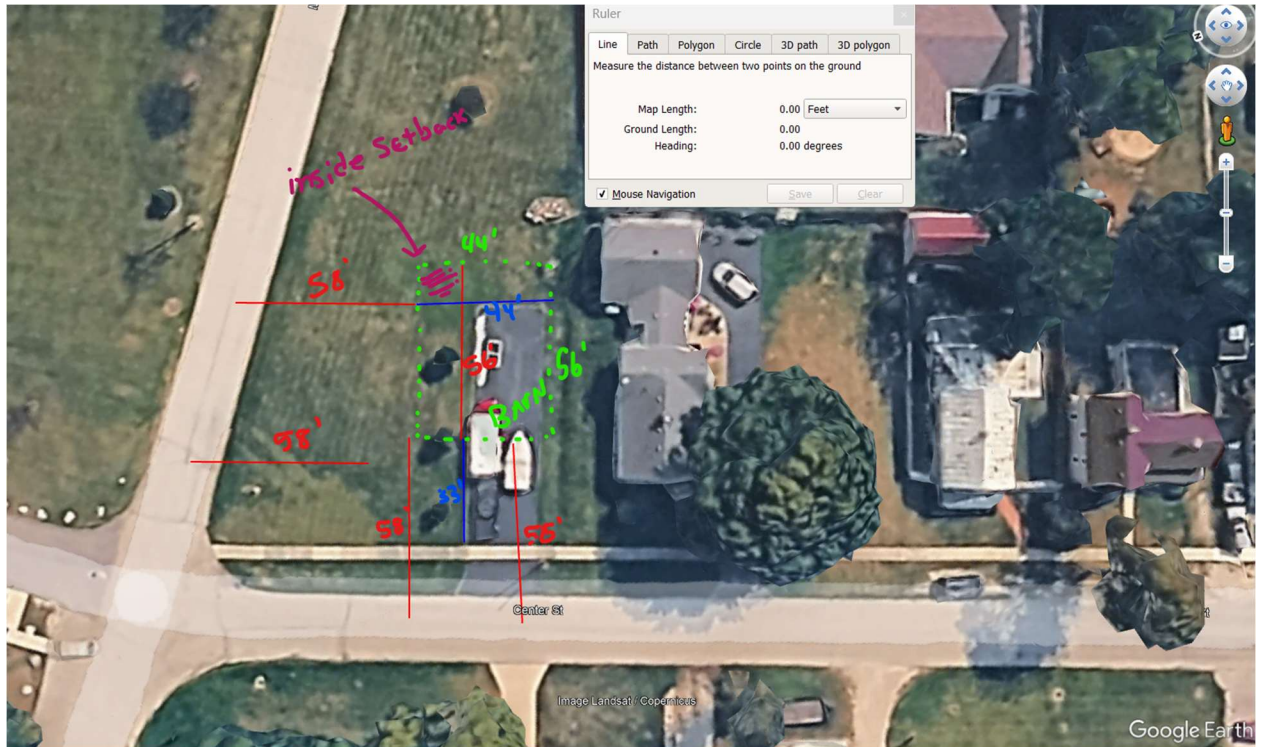
- Steve 1<sup>st</sup>
- Mike 2<sup>nd</sup>

### Old Business:

- **Discuss Board Sizing:** upsize from 3 members to 5 members. Motion Passed 3-0
  - Andrea 1<sup>st</sup>
  - Austin 2<sup>nd</sup>
- **Elect Officials:** Waiting until 5 members are elected before designating officials

### **Dave Shaw Appeal:**

- Required setbacks, front yard lot, and maximum height are 3 variances in question
- 12ft side walls with 4/12 pitch would be maximum height of 18ft. 4 feet over allowable height
- Barn to be turned 90 degrees from proposed orientation to be perpendicular with center street. Main overhead door to face main street.
- North east corner of building would be minimally inside of required setback distance
- Determination not yet completed.
- Meeting #2 to be scheduled after conferring with Kate.



**Screenshot Legend:**

- 58ft right of way (ROW) required – 4 red lines indicating that
- 56' x 44' Green dashed lines indicate proposed new barn location
- Magenta area would still require variance to be within setback distance
- Measurements taken with google earth pro.

**New Business:**

- **Elect officials for Zoning Variance Team:**
  - **Motion carried for Jeff as Chair 5-0**
    - Mike 1<sup>st</sup>
    - Austin 2<sup>nd</sup>
  - **Motion carried for Steve as vice chair 5-0**
    - Grayson 1<sup>st</sup>
    - Mike 2<sup>nd</sup>
  - **Motion carried for Austin as secretary 5-0**
    - Greyson 1<sup>st</sup>
    - Steve 2<sup>nd</sup>

- **Finalize Dave Shaw Appeal Discussion – 9068 Center Street:**
  - **New barn size proposed by Dave – 42’ wide x 54’ long**
    - Barn overhead door to face mill street
    - Overhang porches to be full length on south and west faces of barn
  - **Variance #1 – chapter 3: general provisions - Maximum allowable accessory building height**
    - Building proposed height is 23’
    - Motion to approve height of 23’ carried 5-0
      - Steve 1<sup>st</sup>
      - Mike 2<sup>nd</sup>
    - Reasoning: Due to clearance requirements of items to be stored in the building along with height comparisons to neighboring buildings on the block, the board believes the height will not be an aesthetic issue.
  - **Variance #2 – chapter 3: general provisions - Accessory buildings shall not be erected in any front yard...**
    - Motion to approve accessory building on front yard lot carried 5-0
      - Grayson 1<sup>st</sup>
      - Steve 2<sup>nd</sup>
    - Reasoning: due to the corner lot being considered a front yard, the board is allowing a special circumstance.
  - **Variance 3 - chapter 3: general provisions - required setback from the road right-of-way is 25ft + 33ft ROW**
    - Motion to approve building within setback minimum carried 5-0
      - Mike 1<sup>st</sup>
      - Steve 2<sup>nd</sup>
    - Reasoning: Small portion of the northeast corner of the proposed building crossed setback threshold and is not believed to cause any line of sight issue.

