

**Barry County Zoning Board of Appeals  
Meeting Minutes  
April 08, 2019**

The meeting was called to order by Richard Patterson at 7:00 p.m. in the Community Room of the Tyden Center located at 121 South Church Street in Hastings. The ZBA members in attendance included: Patterson, Shirley Barnum, and Clyde Morgan. Pamela Strode was absent. Those also in attendance included Barry County Planning Director James McManus, Tamara Hodge, Larry Haske, and other interested people.

Motion by Morgan to approve the agenda as printed. Support by Barnum. All ayes - motion carried.

Motion by Barnum to approve the minutes of February 11, 2019. Support by Patterson. All ayes - motion carried.

**BUSINESS**

Patterson explained the procedures of a public hearing.

**Election of Officers**

Motion by Morgan to elect and retain the current slate of officers, which are:

|            |   |                   |
|------------|---|-------------------|
| Chair      | - | Richard Patterson |
| Vice Chair | - | Shirley Barnum    |
| Secretary  | - | Pamela Strode     |

Support by Barnum. All ayes - motion carried.

**Variances**

**Case No. V-4-2019**

**Kevin Stowell/Stowell Builders (Applicant)  
Timothy & Tamara Hodge (Property Owners)**

Patterson recessed the ZBA, opened the public hearing, and asked Hodge to present the request.

Tamara Hodge said they purchased the property and gave the owner a life lease, but he recently passed away. She noted they would like to construct an attached garage and add a bedroom over it, and they would also like to add onto the existing bedroom. She noted there would also be significant remodeling.

Patterson asked if anyone wished to speak in favor of the request.

Fritz Frost was concerned about water runoff. Hodge said it currently goes to the lake.

Patterson asked if anyone was opposed. There was no response.

McManus read a letter from Christy Erickson in opposition.

Patterson closed the public hearing and reconvened the ZBA.

Barnum asked if the property had public sewer. Hodge said yes and noted she had a private well.

Barnum asked how long it had been owned. Hodge said since February of 2017.

Barnum asked if it would be a year-round home. Hodge said yes and noted they have eight children.

Morgan asked where Erickson lived. It was noted she lives several lots away from the Hodge property.

Luke Sandborn spoke in favor of the request.

Patterson said he was initially concerned about the garage setback, but he noted several garages are as close or closer than the request.

Morgan suggested installing windows in the garage to help drivers back out.

Motion by Barnum to approve Case No. V-4-2019 per Section 3107 C.1.a.-h. and C.2.c. of the Barry County Zoning Ordinance of 2008. Support by Morgan.

Roll call vote taken: 3 ayes - 0 nays - motion carried. Variance approved as presented.

**Case No. V-5-2019**

**Larry Haske (Applicant)  
Philamena Haske (Property Owner)**

Patterson recessed the ZBA, opened the public hearing, and asked Haske to present his request.

Tom Waterloo from Homecrest Builders noted that the Haske's want to build a 2-story addition on the road side of a lakefront property. He noted the existing home is non-conforming, but the addition meets all of the county requirements.

Patterson asked if anyone wished to speak in favor of the request. There was no response.

Patterson asked if anyone was opposed.

Mike Duggan was concerned about water runoff. He noted the building coverage will nearly be 50% of the lot and the runoff could go into the yard. Haske said he has downspouts and splash pad and the water goes to the near of the house. Haske said they are not changing the grade. Waterloo said they could pipe the water to the lake.

Janet Duggan was concerned about utility lines and the sewer line. Waterloo said the sewer line will go through the foundation and Haske said the electric is underground.

McManus read letters from Ross Bainbridge and Denny Moore in favor of the request.

Duggan asked when the project will be started. Haske said in September.

Patterson closed the public hearing and reconvened the ZBA.

Morgan asked about the shed that looks like a cottage. Haske said it is a man cave.

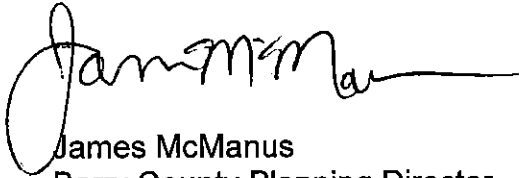
Barnum verified the issue is a side yard setback. McManus noted the existing house is closer than 6 ft to the side yard so a variance is required for any addition to the house.

Motion by Barnum to approve Case No. V-5-2019 per Section 3107 C.1.a.-h. and C.2.c. of the Barry County Zoning Ordinance of 2008. Support by Patterson.

Roll call vote taken: 3 ayes - 0 nays - motion carried. Variance approved as presented.

Patterson adjourned the meeting at 7:30 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "James McManus", with a long horizontal line extending to the right.

James McManus  
Barry County Planning Director