

**Barry County Zoning Board of Appeals
Minutes
April 09, 2018**

The meeting was called to order at 7:00 p.m. by Richard Patterson in the Community Room of the Tyden Building located at 121 South Church Street in Hastings. The ZBA members in attendance included: Patterson, Pamela Strode, Shirley Barnum, Clyde Morgan, and Anthony Crosariol. Those also in attendance included: Bernie Giles, Julie Kruger, Barry County Planning Director James McManus, and other interested people.

Motion by Morgan to approve the agenda. Support by Barnum. All ayes – motion carried.

The ZBA reviewed the minutes of November 13, 2017. Motion by Barnum. Support by Strode. All ayes - motion carried.

BUSINESS

Patterson explained the procedures of a public hearing.

VARIANCES

Case No. V-1-2018

Dennis & Julie Kruger

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

Julie Kruger said they would like to keep the shed in the current location. She noted it is even with the steps of her home.

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

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

Kruger said it was already hooked to electric, and they have a stone pad. They noted to move it would create a lot of extra work.

Patterson closed the public hearing and reconvened the ZBA.

Patterson said he was struggling to require them to move it.

Crosariol asked why they placed it at that spot. Kruger said it was the only flat spot on the property.

Crosariol asked why they did not have a permit. Kruger said she did not think they needed one.

Morgan asked if they had a floor in the building. Kruger said it was plywood.

Morgan asked if it was on a slab. Kruger said no.

Morgan asked if this was an enforcement issue. McManus said yes and noted the shed is closer to the road than the home.

Morgan asked if Kruger would eventually build a porch on the home. Kruger said no.

Morgan noted the property is on a gravel road, which is less of an issue than a paved road.

Barnum asked if anyone would stay in the building. Kruger said it was for storage, crafts, and horse tack.

Motion by Barnum to approve Case No. V-1-2018 per Section 3107 C.1(a)-(h) and C.2(a) of the Barry County Zoning Ordinance. Support by Strode. Roll call vote taken: 4 ayes – Crosariol-nay - motion carried. Variance approved.

Case No. V-2-2018

Bernie Giles

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

Giles said he would like to remove a deck and porch and replace them with an addition to the home. He noted the existing setback is 2.9 feet, but he would move the building to be 5.9 feet off the line. He noted he also wanted to build a 12x16 covered porch with planters and a 7x5 addition to square off the street side of the home.

Patterson asked if anyone wanted to speak in favor of the request. Dennis and Jennifer Field spoke in favor.

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

Patterson closed the public hearing and reconvened the ZBA.

Barnum said it will be a nice addition.

Morgan asked if the corner addition would be on the existing slab. Giles said he would add a footing.

Morgan clarified the lakeside addition would be offset to create the 5.9 feet setback. Giles agreed.

Patterson asked why the variance was needed. McManus noted the existing home is closer than 6 feet to the property line, so an addition requires a variance request. He noted that the closest part of the home is 3.7 feet.

Motion by Barnum to approve Case No. V-2-2018 per Section 3107 C.1(a)-(h) and C.2(c) of the Barry County Zoning Ordinance. Support by Morgan. Roll call vote taken: 4 ayes – Crosariol-nay – motion carried. Variance approved.

ELECTION OF OFFICERS

Motion by Morgan to keep the current slate of officers, which are:

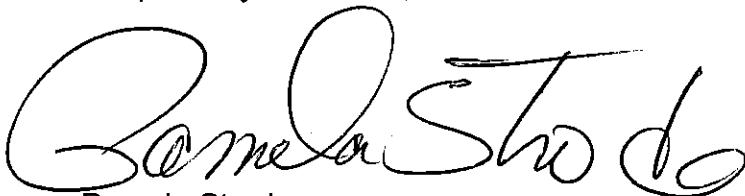
Richard Patterson	Chair
Shirley Barnum	Vice-chair
Pamela Strode	Secretary

Support by Strode. All ayes – motion carried.

Motion by Morgan to adjourn. Support by Strode. All ayes – motion carried.

Meeting adjourned at 7:20 p.m.

Respectfully submitted,



Pamela Strode