

**Barry County Zoning Board of Appeals
Minutes – June 12th, 2017**

The meeting was called to order by Richard Patterson at 7:00 p.m. in the Community Room of the Tyden Building located at 121 S. Church Street in Hastings. The ZBA members in attendance included Patterson, Shirley Barnum, Pam Strode, and Jim Carr. Clyde Morgan was absent. Other in attendance included Jim McManus, John Joseph, Owen Rosenberger, and other interested people.

Motion by Strode to approve agenda as written. Support by Carr. All ayes – motion carried.

Motion by Barnum to approve the minutes of April 10th, 2017. Support by Carr. All ayes – motion carried.

BUSINESS

Patterson explained the procedures of a public hearing.

VARIANCE

Case No. V-2-17

John Joseph

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

Joseph said he had a 14 x 62 awning on his trailer. He noted he wanted to extend his roof line to go over the concrete. He said he is replacing the concrete and it is a good time to do the work. He noted the area gets a lot of rain when storms come in, and the extension will not affect any other property.

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.

McManus read letters from Lois Robards and Jeri Brock.

Joseph rebutted by saying the addition will not be in the walkway. He noted the lawsuit cited was against someone who did not have the legal right to use the walkway. He noted the trailer is already established, and there is concrete on the property.

Patterson closed the public hearing and reconvened the ZBA.

Carr asked if the home was Joseph's primary home or if it was a rental. Joseph said he lives there.

Patterson verified that the roof would only go over the concrete. Joseph agreed.

Motion by Barnum to approve Case No. V-1-17 per Section 3107 C (1 a-h and 2b) of the Barry County Zoning Ordinance. Support by Patterson.

Roll call voted taken: 3 ayes – Carr-nay. Motion carried. Variance approved.

Case No V-3-17

**Owen and Nicole Rosenberger
Rich Rosenberger (owner)**

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

Owen Rosenberger said they would like a variance from the front yard setback to be able to build a 36 x 40 outbuilding. He noted there are steep slopes around the house, and the proposed location is the only spot that makes sense. He noted that at the setback line, there is a 10 foot grade shift from the front to the back of the proposed barn. He said they will be pouring a foundation for it. He said they will make it look nice along the road.

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.

Patterson closed the public hearing and reconvened the ZBA.

Carr asked if they could get a better setback if the porch were removed. Rosenberger agreed but noted they are trying to make it look good. Carr asked if there were any other spots to place the building. Rosenberger said there was one possible location but they would have to drive in front of their house to get to it. He also noted they could go a little farther back if they went to the left of the house, but they would likely still not meet the setback. He said they want to install solar panels as well.

Strode asked if the tree line would remain. Rosenberger said yes and noted they would like to add more trees.

Barnum noted the road was very narrow.

Motion by Barnum to approve Case Number V-3-17 per Section 3107 C.1 (a-h) and C-2 (b) of the Barry County Zoning Ordinance. Support by Strode. Roll call vote taken: 3 ayes – Carr nay. Motion approved. Variance granted.

Election of Officers

Motion by Carr to nominate the current slate of officers (Patterson – Chair, Barnum – Vice Chair, Strode – Secretary) and to close nominations and cast a unanimous ballot. Support by Strode. All ayes – motion carried.

Motion by Barnum to adjourn. Support by Carr. All ayes – Motion carried.

Meeting adjourned at 7:28 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Pam Strode". The signature is written in a cursive, flowing style with a large initial "P" and "S".

Pam Strode, Recording Secretary