

BOARD OF ZONING APPEALS
MOTION SUMMARY
November 14, 2018

ITEM 1. Roll Call

Chairman Dick called the meeting to order at 7:00 p.m.

Members Present: Beth Fisher, Adam Vaughn, Todd Daughenbaugh, Robert Whitmore, Councilman George Hellinger, Vice-Chairman Paul Junk, and Chairman Matt Dick.

Staff Present: Lance Schultz, Zoning Administrator

ITEM 2. Approval of the Motion Summary of the Board of Zoning Appeals meeting held on October 10, 2018, as recorded and transcribed.

Motion: Councilman Hellinger moved to approve the Motion Summary for the Board of Zoning Appeals held on October 10, 2018 meeting, seconded by Ms. Fisher. Motion approved by a 7-0.

ITEM 3. ELECTION OF OFFICERS

- A. Chairperson
- B. Vice-Chairperson

Motion: Ms. Fisher motioned to nominate Mr. Dick as Chairperson, seconded by Mr. Vaughn. There were no other nominations and motion approved with a 6-0-1 (Dick) vote.

Motion: Mr. Vaughn motioned to nominate Mr. Junk as Vice-Chairperson, seconded by Mr. Daughenbaugh. There were no other nominations and motion approved with a 6-0-1 (Junk) vote.

ITEM 4. REGULAR BUSINESS

- A. 2018-2857: A request by Fahey Bank for approval of front yard setback variances for a proposed new building at 75 West William Street on approximately 0.814 acres and zoned B-3 (Community Business District).

Mr. Schultz discussed the proposed demolition of the current building and the proposed plan to construct a new bank structure on the site. He discussed the current 50 feet setback code requirement and the request by the applicant for a 20 foot setback along Williams Street and a 40 foot setback along South Washington Street. He discussed the current setback for the surrounding properties. Mr. Schultz discussed the issue with the flood plain in the rear of the property. He provided examples of the elevations of the development plan.

Chairman Dick swore in the following participants from the public:

Timothy Niemiec
1824 East VanBeck Ave.
St. Francis, Wisconsin

Mr. Niemiec discussed the issue with the flood plain and the need to move the development up from the rear of the property. Mr. Schultz discussed that the applicant will have to also go before the Planning Commission and City Council for the development plan approval.

Motion: Councilman Hellinger moved to approve 2018-2857, along with all staff conditions, finding beyond a reasonable doubt that the decision factor necessary for approval of a variance according to Chapter 1128 of the Planning and Zoning Commission are met, with the staff conditions as noted. Seconded by Ms. Fisher. Motion approved by a 7-0 vote. Conditions are as follows:

1. The building addition shall be setback a minimum 20 feet from West William Street and 40 feet from Washington Street.
2. The new building shall achieve compliance with all other City zoning and development requirements or as approved by City Council.

ITEM 4. BOARD MEMBER COMMENTS AND DISCUSSION

ITEM 5. NEXT REGULAR MEETING: December 12, 2018.

ITEM 6. ADJOURNMENT

Motion: Councilman Hellinger moved to adjourn the Board of Zoning Appeals meeting, seconded by Vice-Chairman Junk. The Board of Zoning Appeals meeting adjourned at 7:14 p.m.



Matt Dick, Chairman



Elaine McCloskey, Clerk