

Zoning Board of Appeals

Kevin Gentner - Chairperson
Bob Craig - Vice Mayor
Keith Peterson
Curtis Keck
Tom Hutton
Craig Bishop
Anne Rademacher

Dave J. Kudwa, P.E.
Community
Development Director



CITY OF ST. JOHNS ZONING BOARD OF APPEALS

**AUGUST 19th, 2020
MEETING MINUTES**

1. CALL TO ORDER

The meeting of the St. Johns Zoning Board of Appeals was called to order by Mr. Gentner at 5:30 p.m.

Members Present: Rademacher, Keck, Gentner, Bishop, Craig, Hutton

Staff Present: Dave J. Kudwa, Community Development Director

Others Present: Brad Rehmann, Shaun Schneider

2. PUBLIC COMMENT FOR NON-AGENDA ITEMS

None

3. OLD BUSINESS

A. Approval of the May 20th, 2020 meeting minutes as presented

A motion was made by Mr. Keck and supported by Vice-Mayor Craig to approve the minutes as presented.

Yes: Rademacher, Keck, Gentner, Bishop, Craig, Hutton

Nay: None

Motion carried.

4. NEW BUSINESS

Variance Request – 1185 Astwood Mews Lane

The applicant made a request to reduce the westerly side yard setback from 10 feet to eight feet for the addition of a garage. City staff presented that City Code Section 155.170 (Table of Dimensional Requirements) requires that principle structures in the R-1 district have a 10-foot side yard setback and not exceed 40% maximum lot coverage. The site currently meets the allowable side yard setback and maximum lot coverage requirements.

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It was presented that the existing easterly side yard setback is approximately 20 feet and would not change with this improvement. The garage expansion would modify the westerly side yard setback from 20 feet to approximately eight feet. Staff noted that, per the city ordinance, the combined side yard setback would still exceed 20 feet with approval of the variance.

A motion was made by Vice-Mayor Craig and supported by Mr. Bishop to approve the variance request as presented with the following reasoning: The ZBA felt that the large side yard setbacks on the east side of the house along with the minimal reduction in the westerly setback justified the variance approval. The ZBA felt this decision ensured that the spirit of the ordinance was observed, public safety was secured, and substantial justice was done.

Yea: Rademacher, Keck, Gentner, Peterson, Bishop, Craig

Nay: None

Motion carried.

5. ADJOURNMENT

A motion was made by Mr. Keck and supported by Mr. Hutton to adjourn the meeting at 5:43 p.m.

Yes: Rademacher, Keck, Gentner, Peterson, Bishop, Craig

Nay: None

Motion carried.

Dave J. Kudwa, Recording Secretary