

MINUTES OF THE MEETING OF THE ZONING BOARD OF ADJUSTMENT

Tuesday, May 25, 2021 - 4:00 p.m.

Pursuant to notice, the Zoning Board of Adjustment of the City of St. Joseph met in the Council Chamber, City Hall, on Tuesday, March 23, 2021 at 4:00 p.m.

<u>Name</u>	<u>Members' Term Attendance</u> (mtgs attended-mtgs absent)	<u>End of Current Term of Office</u>
<b>MEMBERS PRESENT:</b>		
Allison Tschannen	alternate	05/06/24
Michael Grimm	(10-00)	05/21/24
Jo Pruitt	(01-00)	03/22/26
Terri Lowdon	(23-06)	03/14/21
<b>MEMBERS ABSENT:</b>		
G. Brent Powers	(36-03)	02/22/21
<b>STAFF PRESENT:</b>	Ted Elo, Assistant City Attorney Zack Martin, City Planner Rebecca Shipp, Executive Administrative Assistant	

Four members constitute a quorum.

Lowdon called the meeting to order at 4:02 pm.

*(Verbatim transcript starts)*

Grimm: I make a motion that we approve Terri to be Vice-Chair.

Lowdon: For this meeting.

Grimm: For this meeting.

Lowdon: Do I have a second?

Tschannen: I'll second.

Lowdon: All in favor say aye.

\*all present stated aye verbally\*

Lowdon: Any opposed?

\*silence\*

Lowdon: Okay. Given that, I'll call the meeting to order. Okay, the rules of conduct, rules of conduct will be adopted by the board, if you come to speak you need to give your name and complete address. One person may speak only twice on the same item. No one may uh, speak more than ten minutes without special permission. And no one may speak a second time on a question until every person who wants to speak has done so. All submissions of evidence photos, drawings, will be retained by the Board of Adjustment and will become a part of the permanent file. Let's start with the roll call vote. Roll call please.

2021 MAY 26 AM 11:52  
CITY CLERK

Shipp: Terri Lowdon

Lowdon: Present

Shipp: Jo Pruitt

Pruitt: Present

Shipp: Mike Grimm

Grimm: Present

Shipp: Allison Tschannen

Tschannen: Present

Shipp: Brent Powers

\*silence\*

Lowdon: We have the minutes from the prior meeting. If the board would review that and uh, I'll ask if those can be approved. Can I have a motion to approve those meeting minutes.

Grimm: Motion to approve.

Lowdon: All in favor.

Shipp: I need a second.

Tschannen: Second.

Shipp: Second, Allison.

Lowdon: All in favor.

\*all present stated aye verbally\*

Lowdon: All opposed.

\*silence\*

Lowdon: Are there any changes to the agenda Zack?

Martin: Uh, the only change was, I believe it's reflected in the staff report but we did have to adjust the agenda with um, additional subsection of Section 31-050 to include (e)(10)(b)(2)(3). I believe that is reflected in the staff report. Those are the only changes.

Lowdon: And, my understanding is that the staff is recommending approval. Is that correct?

Martin: That is correct.

Lowdon: Is there anyone here to uh, does anyone have a question for the City for Zack with regard to that application. Seeing none, is there anyone here that wishes to speak on behalf of the application which is I guess I should name that. \*Inaudible\* Case # 2486 Request for a variance from Section 31-050(e)(10)(b)(2)(3) and any and all other sections of Chapter 31 of the Code of Ordinances necessary to allow a 30'x40' detached garage to be built on the property located at 2102 N 2nd Street. Applicant is Charles Ytell. Is that correct in saying your name? Sorry about that. Okay. Okay. Are you here to speak on behalf of that Mr. Ytell?

\*inaudible-speaking from seat in audience\*

Lowdon: My understanding is that there was a garage there and this is uh, building a new garage over where the existing footprint of an older garage only a little bit larger and my understanding is we had one response. Is that correct?

Shipp: Yes.

Lowdon: And it was in favor of?

Shipp: Yes.

Lowdon: And no other responses that haven't been added to our list of nothing else came in late?

Shipp: No.

Lowdon: Um, if no one is gonna speak, I'm, behalf of the applicant other than let it stand on the application we have no uh, questions. Anybody?

Pruitt: I have a question for Mr. Ytell. I only ask this because I'm a real estate agent and I see weird things happen with buildings all the time. So, I'm just going to ask this. You're not planning to run a business out of there or do a sports facility or something or fixing cars for everybody and having a lot of traffic coming into that neighborhood are you?

Ytell: No. The um, the property was built back in 1860. The garage was made for a model T and the owners that owned it before they had to knock a brick line out for their \*inaudible\* to be able to get their vehicle in and it's just too small to put anything in.

Pruitt: Sure, so the question was are you gonna plan a future business there like fix cars, have a body shop, or do like sports facilities.

Ytell: No. Personal use.

Lowdon: Anybody else have any questions? Is there anyone here to speak against the application? I see no one in the gallery who would wish to speak against the uh, application. Anybody want to move for the question?

Grimm: I call the question.

Elo: Would you officially close the public hearing? Thank you.

Lowdon: Pardon me.

Elo: Officially close the public hearing.

Lowdon: Thank you. Let's call the question.

Grimm: Yes.

Lowdon: Second?

Tschannen: Second.

Lowdon: All in favor of calling the question.

\*all present stated aye verbally\*

Elo: Roll call vote on the item please.

Shipp: Terri Lowdon

Lowdon: Pass.

Shipp: Jo Pruitt

Pruitt: Yes, pass.

Shipp: Mike Grimm

Grimm: Approve.

Shipp: Allison Tschannen

Tschannen: Yes.

Lowdon: So that's a unanimous approval of the application and we have no other business.

Shipp: Other than the Finding of Fact.

Lowdon: Uh, we do have the Finding of Fact to be approved on case number 2485 Request for an exception from Section 31-053 (b)(13) and any and all other sections of Chapter 31 of the Code of Ordinances necessary to reduce the required number of parking spots in a C-3 zoned property located at 5118 Faraon. You should all received a copy of the findings of fact.

Shipp: No, this is from last month. The minutes everyone has, this for is just affirming what we did.

Lowdon: Okay. And we approved that and so I'll sign off on that. I just changed that to acting Chair.

Lowdon: We're closed.

*(verbatim ends)*

Meeting adjourned 4:09 pm

Minutes respectfully submitted.

Rebecca Shipp