

**Board of Appeals
Aug. 28, 2018 at 4:00 p.m.
Duck Creek Conference Room**

Call to Order The meeting was called to order at 4:02 p.m.

Roll Call Present: Mike Soletski, Tim Meves, Karen Will, Geoff Heezen, Cloud Condon

Also Present: Dave Wiese, Leigh Ann Wagner Kroening

Appoint Chair M. Soletski moved to appoint T. Meves, but he declined the appointment. T. Meves moved to appoint M. Soletski as the chair. K. Will seconded the motion. **The motion carried unanimously.**

The board recited the Pledge of Allegiance.

Approve Agenda G. Heezen moved to approve the agenda. K. Will seconded the motion. **The motion carried unanimously.**

**Approve Minutes
From Aug. 1, 2017** K. Will moved to approve the minutes of the Aug. 1, 2017 Zoning Board of Appeals meeting. G. Heezen seconded the motion. **The motion carried unanimously.**

**Public Hearing for
Annoye variance** D. Wiese reported on the request from James Annoye to allow the placement of a shed less than 10 feet from a principal building and less than 5 feet from a property line at 3232 Glendale Ave. (VH-2999).

M. Soletski opened the public hearing. Dave Vandervelden, 3241 Glendale Ave., said the existing setbacks in the neighborhood and community were a draw for him when he purchased his home because there are adequate buffers between structures and property lines. Nobody else spoke. M. Soletski closed the public hearing.

D. Wiese swore in the applicant, Jason Annoye of 3232 Glendale Ave. He said his fence was built around his shed with the shed serving as part of the fence wall. He is requesting to be able to keep it that way as his family has an extreme hardship, which is required to be granted the variance. His son has severe autism, and that was the safest place to put the shed as it allows him to block access to the air conditioning unit and make use of one of the few flat surfaces on his property.

Action on

Variance request

The board discussed the variance standards and findings of fact. The consensus was that the hardship standard was not met; there is no unique property limitation, and that it is in the public's best interest to move the shed. G. Heezen moved to deny the variance petition from James Annoye to allow the placement of a shed less than 10 feet from a principal building and less than 5 feet from the property line at 3232 Glendale Ave. (VH-2999). C. Condon seconded. **The motion carried unanimously.**

Future Agenda

Items

D. Wiese updated that the village is re-evaluating permitted and conditional uses in each of the zoning districts. The focus is establishing standards for conditional uses, especially as they apply to mini-warehouses.

D. Wiese also updated that the Village of Howard will be adopting an Official Map.

Adjourn

G. Heezen moved to adjourn. T. Meves seconded the motion. **The motion carried unanimously, and the board adjourned at 5:21 p.m.**

Respectfully submitted,

Leigh Ann Wagner Kroening
Administrative Assistant