

Chair Gabryszewski called the meeting to order at 5:00 p.m.

Pledge of Allegiance – ZBA Board members led the Pledge of Allegiance.

Roll Call: Cooper, Barclay, Pokuta, Joseph, Gabryszewski

City Staff Present: City Manager, Darwin Watson; City Clerk, Amy Fidler

Approval of Agenda: Motion by Member Cooper, seconded by Member Barclay to approve the agenda:

Roll Call Vote:

AYES: Barclay, Pokuta, Joseph, Cooper, Gabryszewski

NAYES:

ABSENT:

ABSTAINED:

Motion Carried, 5-0.

Approval of Previous Minutes – January 17, 2024: Motion by Member Barclay, seconded by Member Pokuta to approve the previous minutes from January 17, 2024:

Roll Call Vote:

AYES: Pokuta, Joseph, Cooper, Barclay, Gabryszewski

NAYES:

ABSENT:

ABSTAINED:

Motion Carried, 5-0.

Public Comment: None

Chair Gabryszewski opened the public hearing for 208 W. Mechanic Street (11-62-0340-0078-01-2) at 5:07 p.m.

Public Hearing - 208 W. Mechanic Street (11-62-0340-0078-01-2) – Variance request to reduce front yard setback from 30’ to 20’ and rear yard setback from 30’ to 20’.

Bill McCollum representing owner David Gladish presented the project to the board and answered questions regarding the project.

Public Comment: None

Chair Gabryszewski closed the public hearing for 208 W. Mechanic Street (11-62-0340-0078-01-2) at 5:36 p.m.

Chair Gabryszewski opened the public hearing for 100 Peninsula Drive (11-62-6100-0100-00-0) at 5:36 p.m.

Public Hearing – 100 Peninsula Drive (11-62-6100-0100-00-0) Variance request to reduce required minimum lot area from 15,000 square feet to 2,304 square feet, to reduce required minimum lot width from 100 feet to 72

feet, to reduce required rear setback from 10 feet to 0 feet, to increase required maximum building height from 35 feet to 40 feet.

Benedikias Puskunigis presented the project to the board and answered questions regarding the project.

Public Comment: Milo

Chair Gabryszewski closed the public hearing for 100 Peninsula Drive (11-62-6100-0100-00-0) at 6:19 p.m.

New Business

208 W. Mechanic Street: Motion by Member Pokuta, seconded by Member Joseph to approve the variance request to reduce front yard setback from 30' to 20' and rear yard setback from 30' to 20' at 208 W. Mechanic Street (11-62-0340-0078-01-2):

Roll Call Vote:

AYES: Joseph, Cooper, Pokuta, Gabryszewski

NAYES: Barclay

ABSENT:

ABSTAINED:

Motion Carried, 4-1.

100 Peninsula Drive: Motion by Member Joseph, seconded by Member Gabryszewski to table the variance request for 100 Peninsula Drive until there is communication from the HOA regarding their position on existing plans; latest prints; access to the property; understanding of the front setback and resubmittal of the application:

Roll Call Vote:

AYES: Cooper, Barclay, Pokuta, Joseph, Gabryszewski

NAYES:

ABSENT:

ABSTAINED:

Motion Carried, 5-0.

Adjournment:

Motion by Barclay, seconded by Member Pokuta to adjourn the meeting at 6:25 p.m.

Roll Call Vote:

AYES: Barclay, Pokuta, Joseph, Cooper, Gabryszewski

NAYES:

ABSENT:

ABSTAINED:

Motion Carried, 5-0.

July 11, 2024

ZONING BOARD OF APPEALS SPECIAL MEETING

5:00 pm

amf

Mark Gabryszewski, Chair

Amy Fidler, City Clerk