



Board of Appeals MEETING MINUTES

October 3, 2024 - 6:00 PM
Council Chambers
3805 S. Casper Dr.

Please note: Minutes are unofficial until approved at the next scheduled meeting.

MINUTES

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE

Board Member Klappa called the meeting to order at 6:20PM and led the Pledge of Allegiance.

2. ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

Community Relations Specialist Joelle Erickson took the roll call as follows:

Present: Board Member Oldham, Board Member Klappa, Commissioner Schulpus, Board Member Langer

Excused: Board Member John Goetter, Alternate #2 Board Member Ronald Stair, Alternate #1 Board Member Nicole Willoughby

Staff Present: Code Compliance Specialist Dan Hogan, Community Relations Specialist Joelle Erickson

3. APPROVAL OF MINUTES

A. September 5, 2024 Meeting Minutes

MOTION: Motion to Approve Minutes

VOTE: Motion by: Board Member Schulpus
Second by: Board Member Oldham
Motion Passes 4-0

4. NEW BUSINESS

A. Case #2678, Petitioner requests to construct a 784 square foot accessory building 18 feet from the front property line. The property is Zoned R-4, Low Density Single Family Residential District, which requires a front setback of 50 feet. A variance of 32 feet from the front yard setback is required in order to obtain a building permit.

Board Member Klappa gave an overview of the appeals process. The staff report and variance request were read into the record. Board Member Klappa then swore in the petitioner, Cameron Lammar.

Petitioner Lammar: The property is on a 3/4 acre lot and I have lived in the property for 20+ years and became the owner a couple of years ago. I have dealt with not have a garage for years but thought that if I ever owned the property, I would definitely want to build a garage. I'm trying to get a garage constructed so my car is not getting destroyed in the winter time with snow & ice. The only other place that the garage could potentially go is on the other end of the yard and I would have to destroy the whole yard to get a driveway back there. The Mound System is right in the middle of the yard. I will have to remove my garden in order to make space for the garage but all the trees and natural shrubbery would not be disturbed. I have 6 signed statements from my neighbors that said they were in agreement of the garage being constructed.

Board Member Schulpus: Where are the holding tanks for the Mound System? Closer to the house?

Petitioner Lammar: It is directly North of the house. It runs East-West on a slight diagonal

Board Member Langer: You talked about having to remove a tree? Is that correct?

Petitioner Lammar: Based on the topography of the yard, I would probably have to remove one or two trees in the yard - towards the back.

Board Member Langer: How old is the house?

Petitioner Lammar: The original, main house was built in 1900. Observatory Road didn't exist when the home was built.

Board Member Klappa: I think the biggest problem is the setbacks but like you said, the road didn't exist when the property was built.

No one was present to speak in favor or in opposition of the case.

Board Member Oldham: If it wasn't a corner lot and if Observatory wasn't there - the setback wouldn't be an issue.

Board Member Schulpus: Moving the garage back would interfere with the septic system and trees. Moving it back a couple of feet isn't going to make a significant difference and there is a substantial grade change. There is a 16' elevation change from the house down to where the house could potentially go.

MOTION: Motion to Approve As Presented

VOTE: Motion by: Board Member Oldham
Second by: Board Member Schulpus
Motion Passes 4-0

5. ADJOURN

MOTION: Motion to Adjourn at 6:35PM

VOTE: Motion by: Board Member Langer
Second by: Board Member Oldham
Motion Passes 4-0

***Respectfully Submitted,
Joelle Erickson, Community Relations Specialist***