

Minutes
Board of Zoning Appeals
August 25, 2021

The Board of Zoning Appeals of the City of Washington met on August 25, 2021, at 7:00 pm in the City Council Chambers. Chairman Don Spillman called the meeting to order with the following members present: Bill Summers, Larry Mullen, Greg Haag, Michael Allen, Dan Gress, David Gray, Don Spillman and City Attorney Tim Dant. After the rollcall, the Chairman stated a quorum was present.

Also attending were Building Commissioner Jon Casper, Code Enforcement Officer Brandt Powden and Building Commissioner Secretary Maria Sergesketter.

Minutes from the Board of Zoning Appeals meeting held on July 28, 2021, was approved. Motion to approve the Minutes was made by Greg Haag and seconded by Larry Mullen. A voice vote was taken, Minutes were approved with all in favor.

All persons present who desired to speak during the hearings on cases before the Board were sworn in by City Attorney Tim Dant.

The following cases were heard by the Board of Zoning Appeals:

Case SE-33-21: Dusty & Brittany Drew are requesting Special Exceptions. They would like to build an 1800 TSF addition, taller than 10ft sidewall height and taller than 18ft peak to an Acc Building. This property is zoned Suburban Residential S-1. The property is located at 802 N 200 W. Property size is 2.49 acres. Parcel number for the property is 14-10-28-202-008.000-016. Dusty and Brittany Drew were present to explain their project and answer any questions. Board members looked over plans. With no questions, Chairman Donald Spillman put the case before the board. Acting Secretary Maria Sergesketter took a roll call vote. Motion passed 7-0.

Cases SE-34-21: Jacob & Brittany Clark are requesting a Special Exception. Special Exception is 50' road frontage reduction. This property is zoned Agricultural AG. The property is located at 2810 W 150 N. Property size is 6.089 acres. Parcel number for the property is 14-10-20-200-015.004-016. Brittany Clark was present to answer any questions. She explained that the contractor told her that no permits were needed. Building Commissioner Jon Casper informed the Board that he spoke with TK Contractor about this issue. With no questions, Chairman Donald Spillman put the case before the board. Acting Secretary Maria Sergesketter took a roll call vote. Motion passed 7-0.

Cases SE-35-21: Dennis Helms is requesting a Special Exception. Special Exception would like to add 1750 TSF addition to a barn. This property is zoned Suburban Residential S-1. The property is located at 1125 Everett Lane. Property size is 4.136 acres. Parcel number for the property is 14-10-35-204-033.000-016. Dennis Helms was present to explain his project and answer any questions. Board Member Greg Haag asked if anyone ever complained about his tractors. Mr. Helms stated no. He said most people like it since they decorate them for Christmas. With no other questions, Chairman Donald Spillman put the case before the board. Acting Secretary Maria Sergesketter took a roll call vote. Motion passed 7-0.

Case C-11-21: Diana Mora is requesting a Conditional Use. She would like to operate a commercial State inspected kitchen for food prep from this property for her food truck. This property is zoned Residential Two-Family R-2. The property is located at 1112 Downey Ave. Property size is .24 acres. Parcel number for the property is 14-10-28-402-039.000-017. Diana Mora was present. Jazmin Murfee was also in attendance to translate for Ms. Mora. Ms. Mora stated that she would like to build a commercial kitchen to prepare her food for her food truck. She stated that it will have utilities. It will also be called inspected by the Health Department. Building Commissioner Jon Casper explained to Ms. Mora about having employees inside the kitchen. If employees are involved, then the State Fire Marshall would also have to inspect the building. She stated that it would only be her and her husband inside the building. With no other questions, Chairman Donald Spillman put the case before the board. Acting Secretary Maria Sergesketter took a roll call vote. Motion passed 7-0.

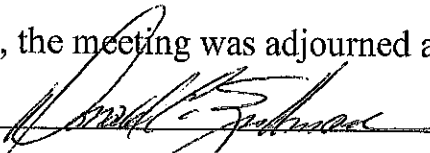
Case C-12-21: Sharon Rawley is requesting a Conditional Use. She would like to live in an area that is zoned C-4. This property is zoned Commercial Roadside Business C-4. The property is located at 410 E National Hwy. Property size is .10 acres. Parcel number for the property is 14-10-34-101-126.000-017. Sharon Rawley was present. She stated that she would like to fix up this building to live in it and sell her current house. Her current house has a rental with it, and she wants to devote all her time to care for her husband. Board Member Greg Haag asked if this building used to be apartments? She replied that many, many years ago it was. Board Member Dan Gress asked about parking. Building Commissioner Jon Casper said there is plenty of parking behind the

building. With no other questions, Chairman Donald Spillman put the case before the board. Acting Secretary Maria Sergesketter took a roll call vote. Motion passed 7-0.


Code Enforcement Officer Brandt Powden spoke about Mike Anderson's property. He was granted a conditional use, but the property has not been kept up. The Board would like to recall him for the September meeting.

Jon Casper informed the Board that we will have several cases for the September 22nd meeting.

With no other business, the meeting was adjourned at 8:00 p.m.



Donald C. Spillman, Chairman or Acting Chairman



Maria Sergesketter, Secretary