

**Minutes  
Board of Zoning Appeals  
October 27, 2021**

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The Board of Zoning Appeals of the City of Washington met on October 27, 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 September 22, 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 V-38-21:** Dan Gress is requesting a Variance. He would like a 50' road frontage reduction down to 0'. This property is zoned Residential Multi-family R-3. The property is located at 9 Reflection Drive. Property size is 5.514 acres. Parcel number for the property is 14-10-22-400-019.014-017. Dan Gress was present to explain his case and answer any questions. He explained the purpose of the retention pond and how the flowage easement works. He explained that the drive would be a private drive. Board member Michael Allen asked if the driveway would be hard surface. Dan Gress stated that it would be hard surface per the subdivision covenants and that with the driveway being hard surface the retention pond would not be adversely affected with water run-off. He also went on to state that the City of Washington would not have any undue risk. With no other questions, Chairman Donald Spillman put the case before the board. Acting Secretary Maria Sergesketter took a roll call vote. Motion passed 6-0-1. With Dan Gress abstaining.

**To grant a Developmental Variance, the Board of Zoning Appeals must determine that one or more of the following criteria exists:**

**The Board has determined that the project is not injurious to the public health, safety, morals, and general welfare of the community.**

**The Board has determined there will be no adverse effect on neighboring property.**

**The Board has determined that the strict application of the ordinance will results in problems for the land to ever be developed if variance is not granted.**

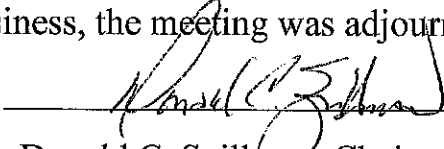
**Case C-14-21:** Melissa Poselwait is requesting a Conditional-Use. She would like to operate a daycare in her home. This property is zoned Residential Multi-family R-3. The property is located at 601 W Sycamore Street. Property size is .25 acres. Parcel number for the property is 14-10-34-202-027.000-017. Case will be moved to November as meeting fee is paid.

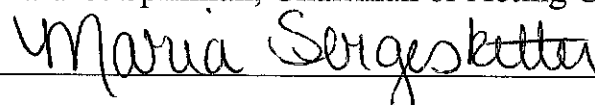
**Case SE-39-21:** Art Obaseki is requesting a Special Exemption. He would like a place an accessory structure on the property without a primary residence. This property is zoned Residential Two-family R-2. The property is located at 1108 E Main Street. Property size is .18 acres. Parcel number for the property is 14-10-26-303-100.000-017. Art & Linda Obaseki were present to answer questions. Mr. Obaseki explained that they were getting ready to sell their home and needed the storage building to place some of their belonging in until they could get their current home sold and until they can build a new residence. 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.

Building Commissioner Jon Casper informed the Board that Mike Anderson put up a fence and only has 1 mower out front. He was not sure if that one was being picked up by a customer or if he was moving behind the fence.

He also informed the Board that Brandt has spoken with Hope Parr, and she has no interest in continuing with the salvage yard business that Tom Parr had started. She did obtain all the State permits, but still wishes to give up this business. Nathan Burris is helping her remove the cars, but it is a slow process. We will have at least 4 cases for our regular meeting in November and we also have a special meeting on November 10, 2021. Also, he informed the Board that our current State Fire Marshall Carl Deel will be retiring December 9, 2021.

With no other business, the meeting was adjourned at 7:20 p.m.

  
Donald C. Spillman, Chairman or Acting Chairman

  
Maria Sergesketter, Secretary