

Minutes
Board of Zoning Appeals
May 26, 2021

The Board of Zoning Appeals of the City of Washington met on May 26, 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, and Don Spillman. Board Member David Gray was absent. After the rollcall, the Chairman stated a quorum was present.

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

Minutes from the Board of Zoning Appeals meetings held on April 14, 2021, and April 28, 2021, were 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:

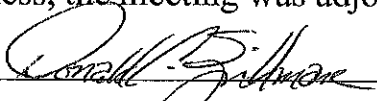
Case C-3-21: Christopher Mirande is requesting a Conditional Use. He would like to refurbish/resale campers on this property. This property is zoned Residential two-family R-2. The property is located at 620 NW 16th Street. Property size is .36 acres. Parcel number for the property is 14-10-28-402-009.000-017. Mr. Mirande was not present but sent Arjelia Madrigal to speak on his behalf. She explained what his plans are for the property. She also stated that he would like to build an 80L x 40W garage to store his supplies. Chairman Don Spillman said that he drove by this morning, and he had 2 campers on the property already. He advised Ms. Madrigal to inform Mr. Mirande that he should not have brought campers on the property until the case was heard by the BZA. The Board talked about how the oversized building would need to come before the Board. Also, they discussed their concerns about this property becoming a junk yard with debris, supplies and parts. Chairman Don Spillman stated that if this were to be approved that there would be many, many stipulations potentially. Board Member Michael Allen had questions about the campers being licensed. Chairman Don Spillman

and Code Enforcement Officer Brandt Powden discussed this process with him. Doug Campton, Jackie O'Brian, and Teresa Ward were present to remonstrate. They agreed with the Boards concerns. Mr. Campton asked how this would be monitored. Chairman Don Spillman explained the process to him. The Board Members felt like this case would need to be tabled. Board Member Bill Summers made a motion to table this case, Greg Haag seconded. All present members were in favor.

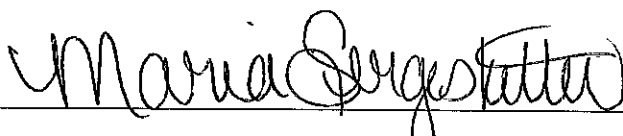
Case C-4-21: Kendra Dlugosz is requesting a Conditional Use. She would like to operate a daycare from this property. This property is zoned Residential Two-Family R-2. The property is located at 4 E Van Trees Street. Property size is 1.14 acres. Parcel number for the property is 14-10-27-403-028.000-017. Kendra Dlugosz was present to explain her plans. She is moving from 209 W Oak Street to 4 E Van Trees Street. She stated that she is guessing that she will have approximately 30 to 45 children, but that number depends on the State Inspection. Chairman Don Spillman explained that he and Bill Summers would be abstaining from this case due to the fact that they are on the Church Board. She explained that she is in the process of getting her license going from a Family Child Care Home to a Child Care Center. Board member Greg Haag asked if she has any concerns about drop off/pick up. She said that at one time the curb had been painted to accommodate that type of situation. She said that she may need to speak to someone about that. Board Member Larry Mullen said that she would need to speak to the Board of Public Works and City Council. She also spoke about getting a small sign for her daycare. With no other questions, Chairman Donald Spillman put the case before the board. Acting Secretary Maria Sergesketter took a roll call vote. Motion passed 4-0-2 with David Gray absent and Chairman Don Spillman and Bill Summers abstaining.

In other business, Building Commissioner Jon Casper informed the Board that currently we may have 16 cases for June's regular meeting. He stated that due to the way cases are numbered applicants may have several cases. The Board suggested that the meeting start at 6:30 p.m. instead of 7 p.m.

With no other business, the meeting was adjourned at 7:37 p.m.



Donald C. Spillman, Chairman or Acting Chairman



Maria Sergesketter, Secretary