

VILLAGE OF ST. JOSEPH
PLANNING AND ZONING COMMISSION MEETING
May 21, 2020

At 7:00 pm, the Village of St. Joseph Zoning Board meeting was called to order.

Roll call was taken:	Dahl	Present
	Crider	Present
	Kern	Present
	Foltz	Present
	Furrer	Present
	Silver	Present
	Cooley	Present

Others in attendance – Tiffany McElroy-Smetzer, Village Clerk; Joe Lierman, Village Attorney; Tami Fruhling-Voges, Village Mayor, and Kenneth Carter, Zoning Petitioner.

The Planning and Zoning Commission will be reviewing the following request: Request for a variance to reduce the setback requirement on the east property line to 24' feet to allow an unattached garage to be built partly within the east side yard on property located at 1107 Reagan Drive.

Lierman stated that there are two issues. Corner lots are considered to have two front yards. Both street sides of the property will have the 30' setback. Secondly, the Village does not allow garages to be built in side yards. Thus, the Commission needed to consider both issues when deciding whether to recommend the variance.

Commissioners questioned whether the garage would block the view from the corner of Cedar and Reagan. Carter said it would not. They questioned whether there had been any neighbors that were upset with the plans. Fruhling-Voges explained that all neighbors had received a letter from the Village with the details of the project and the request for a variance. McElroy-Smetzer and Fruhling-Voges stated that no complaints or comments had been received at the Village.

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Foltz motioned and Silver seconded to recommend a variance to reduce the setback requirement on the east property line to 24' to allow an unattached garage to be partly within the east side yard on the property located at 1107 Reagan Drive. They noted that the findings of fact below were used to decide this particular variance. Roll call vote was taken: Dahl – Aye, Crider – Aye, Cooley – Aye, Foltz – Aye, Furrer – Aye, and Silver – Aye. Motion passed 7-0.

The Commissioners presented the following findings of fact:

- There were no complaints from neighbors.
- The lot is a large lot.
- The lot is an irregular shape.
- The garage will not block the view from the corner of Cedar and Reagan, thus no traffic danger.

At 7:25, Foltz motioned and Silver seconded to adjourn the meeting.

These minutes are respectfully submitted.

Tiffany McElroy-Smetzer
Village Clerk