



**MINUTES FROM THE
REGULAR MEETING OF THE
Board of Zoning Appeals**

Monday, July 24, 2017 – 5:30 PM

Call to Order

Director McDonald started the meeting at 5:49 and completed the roll call of Commission members present: Harry Carlisle, Jeff Cutler, Casey Myers, and Bobbie Yount

Absent: Jeff Ogden, Sarah Thompson, George Buss

Others in attendance: Nancy McDonald (Community and Economic Development Director) and Steven Cox, Attorney for City of Freeport.

Motion was made to select Casey Myers as 2017 Chair by Carlisle and seconded by Yount. No discussion and on roll call vote, motion carried unanimously (4-0) to approve.

Director McDonald indicated that there is a correction to the published agenda in that the petitioner's last name is Donmeyer, not Downing and the petition is to convert to a four season porch, not three season.

Motion was made by Bobbie Yount to approve the July 24, 2017 agenda as corrected and seconded by Carlisle. No further comments or discussion and on roll call vote, motion carried unanimously (4-0) to approve.

Motion was made to approve the October 6, 2016 minutes as submitted was made by Yount, seconded by Myers. No further discussion and on a roll call vote, motion carried unanimously (4-0) to approve.

Public Comment and communication

Gwenyth Maas, neighbor of petitioner, approves of the petition. Ms. Maas indicated that there are other units that have been similarly converted.

Lorene Martin, neighbor of petitioner, approves of petition. Ms. Martin is in unit #1.

Marge Christianson, broker-owner of Hometown Realtors, was ending realtor of condo association. Currently, there are 4 four season rooms. She did an analysis of units sold, some with 4 season porches. Most recent was valued at \$122,500. It reflects a market dropdown as that same unit was last sold for \$155,000. It is her opinion that adding a four season porch to the petitioner's property will increase the property and increase the tax on the property. If they need to resell the property, it will add to the neighborhood.

Marge: The petitioners met with the association and mailed notification to the required parties and have completed their due diligence. The association approves of the petition and no complaints were made against the petition. Written approval from Condominium Association was submitted to the Board.

Attorney Cox swears in Linda and Larry Donmeyer to provide testimony on their own behalf that is true and to the best of their knowledge. Linda Donmeyer gave a brief overview of their request and indicated that her neighbors and the Condominium Association approved of their project.

Yount asked whether or not a hand-written letter is acceptable in this case. Attorney Cox indicated that since Mr. and Mrs. Donmeyer were sworn-in to give their testimony, that we can accept the hand-written letter as evidence. Director McDonald will scan the document into record and include it with the file and record of this meeting.

There are four different findings. Motion to consolidate all findings into one by Myers. Second by Carlisle. 3:1 abstained. Motion passes. Yount: According to Robert's Rules, an abstention goes with the majority. As such, the motion is unanimous.

Motion to recommend to the City Council to allow the variance made by Cutler, seconded by Myers.

Attorney Cox: Since this was approved by the Board of Zoning Appeals, it will be read at the next Council meeting on August 7, 2017.

Other business: Next meeting August 10, 2017 at 5:30pm at City Hall. We will be reviewing the role and responsibilities of the Zoning Board of Appeals.

Motion made to adjourn meeting at 6:55 PM by Myers, seconded by Carlisle, approved unanimously (4-0) on a voice vote.

Exhibit ZBA2

Cherokee Court Association
Board Meeting

6-28-2017 at 4:00 in library

In attendance: Virginia + Greg Townsend
Linda + Larry Donnemeyer
Harold Denekeas
Lorene Martin
Marylee Renner
Kim Briggs

Treasurer report read by Linda Donnemeyer.
Linda Donnemeyer asked if Janicke lawn care could be reminded to replace down spouts due to the fact water got in her basement.

Virginia said she would talk to them about it.

Linda Donnemeyer asked if she could put a 4 season room on her deck. It was to be the same size as deck. Would the room match the Condo building and she said yes. Virginia made a motion that is was ok to do it. Motion was second by Lorene. Motion Pass + approved by the board.

Check drains periodicity for blockage.
Drain under street to and from street cleared of leaves by Janicke.

(over)
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Landscaping work done behind 445 completed.

Association Ins. will go up. The board members are bonded throu Ins. company It's estimated it may go up 15-25 dollars a yr.

Management co. / no one has been found at this time. Virginia left messages with 4 co. only one responded and they didn't give bid at this time.

Greg was hired by Janicke to do mulching. November 2017 Annual meeting to be held.

Virginia to check to see if she can get library rm. reserved for Association meeting. Check gutters let us know if they need to be cleaned.

Send copies of rules + regulations to members and get their input on them.

Need a budget for next yr.

Check on getting other bids for Ins. for Association.

Linda Donnemeyer resigned as treasurer 6-28-17

Motion to except made by Virginia Townsend

Second by Lorene Martin / Duane Britkmeier to take over until Annual meeting in Nov.

Need to make a budget next yr. 2018

Lorene Martin resigned as secretary 6-28-17
Motion made to except resignation by
Linda Donmeyer, second by Virginia Townsend.
Marylee Renner to take over position of
secretary untill Annual meeting in Nov.

motion to replace mailbox at #3 and
have association pay for it made by
Linda Donmeyer and second by Lorene Martin.
Request by #4 to put 4 trees between
condo + Greenfield St. for a sound break.
Get more information and check into it.

Motion to adjourn at 5:05
by Linda Donmeyer and second by
Virginia Townsend.