



**LAPORTE COUNTY
BOARD OF ZONING APPEALS**

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**ANNEMARIE POLAN
Building Commissioner**

Dear Members:

The regular meeting of the La Porte County Board of Zoning Appeals was held Tuesday, **February 16th, 2016, at 6:00 p.m.** in the Assembly Room of the County Complex.

MEMBERS PRESENT: Melissa Mullins Mischke Dwayne Hogan
 Wally Pritz Glen Minich
 Candice Nelson

PRESENT: Annemarie Polan, Recording Secretary, Attorney Doug Biege; Darlene Pavey, Secretary

The Pledge of Allegiance.

Dwayne Hogan asked Dar for roll call.

Dwayne Hogan asked for a Motion to approve the meeting minutes from January 19th, 2016.

Melissa Mullins Mischke made a motion to approve the meeting minutes for January 19th, 2016 as presented. Candice Nelson seconded.

Dwayne Hogan asked if there are any questions, or concerns.

All approved. Motion carried 5-0.

1. The Petition for a Variance for Sandra Wood, by counsel, Andrew Voeltz to operate Little Dreamers, Inc. a daycare facility. This property is located at 7407 West U.S. Highway 30, Wanatah, Clinton Twp., zoned Agricultural and contains ten (10) acres of land.

Attorney Biege said that notice is adequate.

Dwayne Hogan asked for name and address for the record.

Andrew Voeltz said that he's an attorney at Howes & Howes with offices at 717 Indiana Avenue, here in La Porte.

Attorney Voeltz said that they're here tonight on the petition for a variance on the property located at 7407 W. US Highway 30, Wanatah that is currently zoned Agricultural on ten (10) acres of land. Attorney Voeltz said that his client's desire, or petition to the board, is to grant a variance for her to operate Little Dreamers Daycare.

Attorney Voeltz said that Little Dreamers was originally started in 2001 by his client at a property located at 1350 South in Wanatah. Attorney Voeltz said quite rapidly she grew and she then moved to a property located on Hunsley Road in Union Mills with an address of 10713 S. Attorney Voeltz said that property was zoned commercial and in 2006. She did petition and receive a variance for operation of this enterprise at that location. Attorney Voeltz said this variance is very similar in scope.

Attorney Voeltz said that as you can see by the items he handed to you, first of all there is an aerial shot that was obtained off the website, Beacon, which shows an overview of the property. Attorney Voeltz said that he notes that there is a residential building towards the southern end of the property and there is an outbuilding approximately (30' x24') feet that has an addition that has been added onto it and that's what those permits were for, which were part of the second packet of documents that he handed you.

Attorney Voeltz said that his client desires to operate the daycare there on US 30 for a variety of reasons, most importantly the location. Attorney Voeltz said that the access provided off of US 30 is much more amenable to her operation as a daycare center.

Attorney Voeltz said you will also note certificates and permits through the State for authorization of her daycare are active. Attorney Voeltz said that the State would have to sign off on this property prior to her approval, or being allowed to operate there, but that approval application for approval is contingent upon granting of the variance that she can operate that organization.

Attorney Voeltz said that he noted in his petition and he apologizes for an improper site to Article 24 (a) and 24.05 (a). Attorney Voeltz said it should have in fact been Section 28.11 as related to a variance. Attorney Voeltz said that he does note in the appendix that this is a use that is permitted with a variance on an Agricultural zoned property. Attorney Voeltz said pursuant to the code, there are five items that must be met by his client. Attorney Voeltz said that it's not injurious to the property, or the neighboring properties; furthermore, the neighboring properties are not affected in an adverse manner. Attorney Voeltz said quite frankly he believes that it will affect the neighboring properties in a beneficial manner because they have the opportunity to provide daycare service to children, or relatives, or whatever is in close proximity.

Attorney Voeltz said that it would be a hardship for his client if this variance was not approved. Attorney Voeltz said that his client is here with him tonight and she is prepared to answer any questions if they're specific and related to facts and circumstances that he can't answer. Attorney Voeltz said at this point they would respectfully petition this board to grant the variance and allow his client to operate Little Dreamers, Inc. at the property located on US Highway 30.

Dwayne Hogan asked if there any questions from the board.

Dwayne Hogan asked if there are any remonstrators here this evening for Petition No. 1.

Dwayne Hogan asked if there is any further discussion from the board.

Candice Nelson asked if she is required to do fencing.

Attorney Voeltz said pursuant to Section 14.08 as required for use for a daycare, or commercial preschool operation, there are requirements related to a play area that would require a minimum of one-hundred ten (110) square feet of outdoor play area per child on site at any given time. Attorney Voeltz said that the minimum rear yard setback shall be twenty (20') feet and there shall be a minimum twenty (20') feet buffer/setback provided between a parking lot and any adjacent residential use landscaped in accordance with another code section. Attorney Voeltz said it has to be inspected by the fire department and the County Board of Health for compliance with the fire code and health code requirements prior to operation.

Attorney Voeltz said what his client will be requesting subsequent to approval of this variance would be to operate a daycare that would be licensed for twelve (12) children. Attorney Voeltz said if you do the math in that you would have twelve (12) children times one-hundred ten (110) it would be in the neighborhood of about thirteen-hundred and twenty (1320') square feet that would be needed that is shown on the Beacon overview to provide for an outdoor play area and it would allow for reasonable use of the property because of the length of that property.

Attorney Voeltz said as far as a fencing guideline, or requirements for enclosures or anything else like, that is a process that she will have to do. Attorney Voeltz said number #1 would be erect the fence, or the boundary area, and then again, the State has to sign off on it.

Glen Minich asked if the play area would be to the east of that building, or north behind the building.

Dwayne Hogan asked for name and address for the record.

Sandra Wood, 10715 S. Hunsley Road, Union Mills. Ms. Wood said in answer to your questions, that is all part of the State. Ms. Wood said that they would approve that and she would legally have to have a fence. Ms. Wood said that the fence would be on the north side going out her second exit in the back.

Glen Minich said one reason they're not allowed in Agricultural is because the neighboring property to the west where it has an Agricultural purposes, there is going to be spraying going and operations of growing crops. Glen said if we're going to move forward with this, she would have to isolate herself as far away from that as she can.

Ms. Wood said that they do that where she is at now and she keeps the kids in on those days if they're spraying.

Melissa Mullins Mischke said that she would also say because the septic to the east because of noise and dust.

Glen Minich said his major concern, and he would have to ask Doug, whether we can make a point of this or not, whether the safety of where the entrance to the property is because you're going to have parents coming and going and you only have a single drive at this time and the traffic of Highway 30 is fast. Glen said the speed limit on that road is sixty (60) miles per hour and he drove it today and he couldn't keep up with people ten (10) miles over that. Glen said that his one request is going to be that driveway be widened where a parent coming and a parent going with both have room on that driveway. Glen said to him that is a big concern because if a car has to stop and back up any traffic whatsoever on Highway 30, he thinks it is a real safety issue.

Ms. Wood said that her husband actually called the State in regards to widening that.

Dwayne Hogan asked if they have plans on widening that.

Ms. Wood stated yes.

Glen Minich told Ms. Wood that he thinks she needs a thirty (30') foot wide hard surface entrance there.

Ms. Wood said that they turn into the emergency lane to turn in. Ms. Wood said again, it's just going to be a smaller facility.

Glen Minich said the problem with that is the emergency lane there --- it's really for emergencies and there is so much slope and a culvert and eight (8') feet of drop from that. Glen said that emergency lane is just a shoulder.

Dwayne Hogan said you have to be able to get an ambulance and fire truck back there.

Melissa Mullins Mischke said she's thinking that she's going to have school aged kids picked up and dropped off the school bus. Melissa said she would like to see if there is anyway the school bus could pull off the highway and turn around to be able to come back out. Melissa said she believes that's safer. Melissa said she knows the bus does stop along Highway 30.

Ms. Wood said it stops at Sullivans.

Ms. Wood said being there is only going to be a smaller amount of kids and bus time when they drop off is usually 3:30 p.m., where pickup for most of the parents is usually around 5:30 p.m.

Dwayne Hogan asked Ms. Wood the hours of operation.

Ms. Wood stated 6:30 a.m. to 5:30 p.m. Ms. Wood said it's the same she has now.

Dwayne Hogan asked Ms. Wood if she's going to have a sign.

Ms. Wood stated yes.

Dwayne Hogan asked if it's going to be a lit sign, or regular sign.

Ms. Wood said she won't have a sign with lights.

Melissa Mullins Mischke asked the size of the sign.

Ms. Wood said 4x8.

Glen Minich said with that being said, he doesn't know if there are any restrictions under INDOT, or local even through it's a US Highway.

Dwayne Hogan told Ms. Wood she's going to have to have some type of signage showing where this is so people driving by will see it.

Dwayne Hogan asked if there are plans on having more than twelve (12) children.

Ms. Wood said twelve children is all this facility can allow.

Dwayne Hogan asked Ms. Wood how many children she thinks she will have at a given time.

Ms. Wood said it varies. Ms. Wood said that there are a lot of part timers, so maybe eight (8) to 12 (twelve) max.

Melissa Mullins Mischke said she knows that the State is going to look at this, but we talked when you were here last about the septic. Melissa asked Ms. Wood if she is planning on tying that into a different septic.

Ms. Wood said where the house is now.

Melissa Mullins Mischke asked if it's going to have its own well.

Ms. Wood said it has its own well out there now. Ms. Wood said she has to go through all the State licensing.

Candice Nelson told Ms. Wood that her license says sixteen (16) children. Candice asked if that is because the house she is in now.

Ms. Wood stated yes. Ms. Wood said the house is bigger.

Dwayne Hogan asked Ms. Wood the ages of the children.

Ms. Wood said usually eight (8) weeks to twelve (12) years. Ms. Wood said twelve (12) years is where it maxes out. Ms. Wood said six (6) weeks to twelve (12) years old is where they max.

Dwayne Hogan asked if there are any other questions or concerns from the board.

Melissa Mullins Mischke made a motion that the petition for a variance for Sandra Wood to operate Little Dreamers, Inc., a daycare facility located at 7407 West US Highway 30, Wanatah, Clinton Twp., be granted with the stipulations of operating hours Monday through Friday 6:30 a.m. to 5:30 p.m.; a (4' x 8') unlit sign and the driveway be widened to thirty (30') feet wide with a hard surface and go ninety (90') feet in length.

Candice Nelson seconded.

Dwayne Hogan asked if there are any questions, comments, or concerns.

Attorney Biege said that he thinks we should make that subject to INDOT approval.

Melissa said we're not asking them to put in ingress/egress.

Glen Minich said if INDOT says no, then at this point he will say no if INDOT doesn't allow the widening of the driveway.

Annemarie Polan, Build Commissioner, said that they told us that it was up to us.

Attorney Voeltz said that was his concerns if they would require and installation of a traffic blister, or something like that. Attorney Voeltz said number #1 is because the hours of operation, and number #2, the person that he spoke with seemed to believe the numbers of attendees of the daycare was so low that it wouldn't necessitate the installation of a traffic blister. Attorney Voeltz said however, he would imagine there is a county engineer that would monitor that.

Attorney Voeltz said his concern would be if this board was to put these stipulations on there and INDOT would deny the installation, or the expansion of the driveway thirty (30') feet, he guesses his client's position would be to appeal that to INDOT as opposed to any issue that they have with the board here related to the request for a variance.

Glen Minich said he doesn't think it's safe unless it has a widened driveway. Glen said he that he would disapprove it otherwise. Glen said he thinks that needs to be included in the motion.

Dwayne Hogan told Ms. Wood to put up a street sign with the address.

Candice Nelson asked how long she has to put the driveway in.

Melissa Mullins Mischke and Glen Minich said prior to operating.

Attorney Voeltz said his guess would be that the State would come in for certification, or approval of this location, and again, we're kind of in a stipulation that these are together here because she can't really apply for the application to operate at this address unless the variance is granted, but she can't get the variance granted unless she gets the driveway stuff sorted out.

Attorney Voeltz said his belief would be the State would be in a position that the driveway would in fact be widened for safer ingress and egress.

Dwayne Hogan asked Ms. Wood when she plans on opening this daycare.

Ms. Wood said within six (6) months.

Dwayne Hogan asked if there are any other questions, comments, or concerns.

All approved. Motion carried 5-0.

2. The Petition for a Variance of Developmental Standards for Gary Lark to split front parcel along 500 E. with an existing log cabin thus giving access of fifty (50') feet to the rear parcel for future building site. Also requesting Variance to cross wetlands on existing drive. This property is located at 9225 N. 500 E., Rolling Prairie, Indiana, Galena Twp., zoned Agricultural and contains 32.5 acres.

Attorney Biege said notice is adequate.

Dwayne Hogan asked for name and address for the record.

Gary Lark, 9225 N. 500 E., Rolling Prairie.

Dwayne Hogan asked Mr. Lark what he would like to do this evening.

Mr. Lark said that he would like to get a variance on that front property so that he can build a house on the back part of the property and sell off the existing log cabin along with five to eight acres.

Dwayne Hogan asked if he's going to develop one house.

Mr. Lark said one house.

Melissa Mullins Mischke asked Mr. Lark if he has a sketch or anything that would show them a little bit larger how you want to split those lots; it might also show the wetlands that you were talking about.

Mr. Lark is up at the bench going over the site plan with the board members.

Mr. Lark said that the wetlands are on the southern property, not his property. Mr. Lark said that there is a gravel road with a drainage pipe underneath it that accesses this little bit of wetlands. Mr. Lark said that they have been to the Army Corp of Engineers. Mr. Lark said that there is a gravel road that cuts across and accesses this larger back property, which is all of the property in question.

Mr. Lark said that they want to build a house on the high land, but obviously you need access to the road and access to the property. Mr. Lark said that he wanted to get a variance on the frontage and be able to access the back property and he will sell off say five to eight acres of this parcel that has the log cabin on it.

Dwayne Hogan asked if that is about fifty foot or so frontage.

Mr. Lark said right now there is three hundred and thirty one point six feet. Mr. Lark said that he's asking for a minimal variance so that the property that he wants to sell is attractive and doesn't have a big cut off on it.

Dwayne Hogan asked Mr. Lark if he could get it to one-hundred foot.

Mr. Lark said that he could; there is three-hundred feet. Mr. Lark said that he's just saying when you're selling another piece of property, it's nice to give them the most amount of frontage that he can. Mr. Lark said that he doesn't need the frontage because the house will be mainly an interior space.

Board members going over the site plan.

Dwayne Hogan asked Mr. Lark how long the driveway is going to be.

Mr. Lark said that it would go the whole length of the property.

Glen Minich said that if this was only a two-hundred foot parcel they probably wouldn't even consider this. Glen said being that it's three and he thinks that we can consider this, but with that being said, he thinks that you still need at least one-hundred feet because you need to control your vision of the road. Glen told Mr. Lark that he needs to create and be able to keep your own sight lines to that road.

Attorney Biege said that there is a purpose of the two-hundred feet of road frontage. Attorney Biege said that you have the school buses and mail carriers dropping off. Attorney Biege said that in these areas the planning officials when they created the master plan wanted to make sure that there is adequate road frontage in between the driveways.

Dwayne Hogan asked if there are further questions of the board.

Dwayne Hogan asked if there are any remonstrators here this evening for Petition #2.

Dwayne Hogan asked if there are any further questions of the board.

Glen Minich made a motion that the Petition for Variance of Developmental Standards for Gary Lark to split front parcel along 500 E. with an existing log cabin thus giving one-hundred (100') feet of access to the rear property all the way to the rear of that original parcel for a future building site be granted; also granting the variance for whatever control we have to cross the wetlands on the existing drive. Property is located at 9225 N. 500 E., Rolling Prairie, Indiana, Galena Twp., zoned Agricultural on 32.5 acres. Candice Nelson seconded.

Dwayne Hogan asked if there are any questions, comments, or concerns.

Voting Aye: Dwayne Hogan, Candice Nelson, Wally Pritz and Glen Minich.

Voting Nay: Melissa Mullins Mischke.

Motion carries 4-1 passed.

3. The Petition for a Variance of Developmental Standards for James and Mary Topel to tear down an existing garage and construction of new larger garage with electric, (24' x 30') with only three point seven (3.7') feet from the side setback. This property is located at 5433 Saugana Trail, Rolling Prairie, Galena Twp, zoned R1B.

Attorney Biege said notice is adequate.

Dwayne Hogan asked for name and address.

James & Mary Lynn Topel, 5433 E. Saugana Trail, Rolling Prairie.

Dwayne Hogan asked Mr. Topel what he would like to do this evening.

Mr. Topel said that they want to take down the existing garage that's old and put up a more modern garage slightly larger and keep it in the same area.

Dwayne Hogan asked Mr. Topel the setback now on the current garage.

Mr. Topel said that it looks like three point seven feet off the property line.

Dwayne Hogan asked what the new one would be.

Mr. Topel said that it would stay the same.

Dwayne Hogan said that foot print is actually the same.

Mrs. Topel said that the new garage would be a little bit larger.

Annemarie Polan, Building Commissioner, said that they wanted it a little bit larger and that is why they're here.

Annemarie Polan, Building Commissioner, said that they still have to get a variance even though the setback is the same because they're enlarging it.

Glen Minich said that in Article 16 that he is reading, it says that the three foot from side lot line is allowed in R1B as an accessory building. Glen told Annemarie that he switched to his new book and he's trying to modernize.

Annemarie Polan, Building Commissioner, said that pertains to all zonings, except Ag, R1A and R1B. Annemarie told Glen that he has to look further down to paragraph (4). It needs to be setback at ten (10) feet.

Glen Minich thanked Annemarie.

Wally Pritz asked Mr. Topel if he's going to pour a new floor for the garage.

Mr. Topel said yes. Mr. Topel said that they're going to pour a new floor.

Wally Pritz asked Mr. Topel if he's going to take out the existing floor.

Mr. Topel said that the existing floor is dirt right now.

Melissa Mullins Mische told Mr. Topel that he's going to put electric in there and she wanted to know if he's going to be putting in water.

Mr. Topel said that he won't have water, just electric.

Wally Pritz asked Mr. Topel how much of a problem would it be to move it to the left.

Mr. Topel said that their existing driveway that they finished last year is a gravel driveway – kind of a horseshoe driveway and to the left is a flower bed -- a large a perennial flower bed that has been there and they also have a tree left of the garage that is probably six or seven feet away. Mr. Topel said that they would have to make quite a few modifications with the drive, flower bed and the tree.

Dwayne Hogan asked if there are any remonstrators here this evening for Petition No. 3.

Dwayne Hogan asked if there are any continued questions, or comments from the board.

Mr. Topel is up at the bench going over the site plan with the board members.

Glen Minich said that personally he would like to get back to this book what is intended, and if you're going to change it and make it bigger, it needs to be within the guidelines of the code book. Glen said that we've seen smaller homes that are expanding and as things get bigger the fire hazards are going to get higher. Glen said that he doesn't think that there is that much of a hardship here to just move it to the ten feet.

Dwayne Hogan said that it really is pretty open other than the flower bed.

Mr. Topel said that the flower bed has been there since past history of the last owners and it's perennial and it brings flowers from spring all the way through the summer.

Glen Minich said that he understands that, but he doesn't have to move the driveway. Glen said all we're saying is that there is plenty of room for the garage to move back deeper into the property and to the left to follow within the building code. Glen said that he doesn't see that there is a hardship in following the code.

Mr. Topel said that if the garage was to move to the rear of the property there is a huge/large maple tree to the rear of the garage.

Dwayne Hogan said that it's only going to be a (24' x 30'). Dwayne asked Mr. Topel if he's sure that is big enough. Dwayne told Mr. Topel that he has the room there.

Glen Minich said again, he still doesn't see a hardship and he really feels like we need to start enforcing the code of this book especially in a case like this where he thinks that the building will set fine on the property ten feet away instead of four feet.

Attorney Biege said to just refresh the board for everybody. Attorney Biege said first the approval would not be injurious to the public health, safety, and welfare of the community. Second, the use and value of the area adjacent to the property will not be affected in a substantially adverse manner. Attorney Biege the very strict application in terms of zoning ordinance would result practical difficulties and the use of the property. Attorney Biege said that he thinks that the third element is most important. Attorney Biege said he just wanted to make sure that you're all clear what the standard is.

Mr. Topel said that they usually put their boat in there at the end of the season and it would make it advantageous to back it straight in instead of trying to come in on an angle. Mr. Topel said that he just had the driveway redone last year.

Glen Minich said that if it's just back sixteen (16') feet you're going to have a wider approach to the garage.

Mrs. Topel asked Mr. Minich if he ever comes out and looks at these properties before you decide.

Glen Minich said that he did go out there.

Annemarie Polan, Building Commissioner, asked Glen if he's dead set on the ten (10') feet.

Melissa Mullins Mischke said that she kind of is because it's not actually improving – the larger building is not improving the situation with the three point seven (3.7') feet. If it were making three point seven (3.7') larger, she is more inclined to agree with it.

Ms. Topel said that they could just tear that thing down and build something the same size, but you aren't going to let us make it a little bit bigger?

Annemarie Polan, Building Commissioner, said that the other neighbor is here.

Ms. Topel said that there garage borders there garage and if anyone would have an objection it should be them. Ms. Topel said that they're here in support.

Glen Minich said that he understands, but again, we're starting to see a lot of rebuilding in that area. Glen said that if we start allowing this the next person is going to want the same thing and pretty soon we're down to building upon each other. Glen said that's the problem.

Ms. Topel said that the building exist already.

Dwayne Hogan asked the size of the current building.

Mr. Topel said about (21' x 24'). Mr. Topel said that they're adding three (3') feet to the left towards the house and then six (6') deeper.

Glen Minich asked how much higher.

Mr. Topel said that it wouldn't be higher. Mr. Topel said that he believes the pitch of the roof now would come down to a six twelve pitch, instead of right now it's quite a pitch.

Glen Minich asked what does the rest of the board think.

Candice Nelson said that she wants to hear from the neighbor.

Attorney Biege said that this property currently exists and the property is grandfathered in. Attorney Biege said that the reason why they're asking for a variance is not because they're increasing the nonconformity, they're increasing the size of the structure.

Dwayne Hogan asked for name and address for the record.

Warren Kossman and his wife Katherine is also here. Mr. Kossman said that the address is 5453 Saugana Trail in Rolling Prairie.

Candice Nelson asked Mr. Kossman if he has any problem with your neighbor increasing his garage. Candice asked Mr. Kossman if he thinks it's going to affect the value of your property.

Mr. Kossman said that the simple answer is no. Mr. Kossman said that it would be more complete. Mr. Kossman and that Jim & Mary Lynn Topel have improved their property drastically. Mr. Kossman said that the property that Katherine and he have has been in the family since 1929 and the Angels had the property next to them. Mr. Kossman said that garage has sat there for years and years and years. Mr. Kossman said that this in no way will hurt, it will only be an improvement that they look forward too.

Dwayne Hogan asked if there are any questions or comments from the board.

Glen Minich said that he doesn't want to set a new standard here. Glen said that we have standards in the book and he doesn't want everybody building three (3') feet from the property line when they improve their building because that's not what the code says.

Glen Minich said that if you think the strict application will result in the practical difficulties of this property then you can state your case.

Wally Pritz said what if they walk away from the idea of increasing the garage they would still have three point seven (3.7') feet.

Melissa Mullins Mischke said that he wouldn't be setting the precedence for new construction.

Annemarie Polan, Building Commissioner, said that is why the board is here.

Melissa Mullins Mischke said as she has said sometimes in the past, building right up onto the property line, whether it's the Island, Saugany Lake or Hudson Lake, it's not a practice that she wants to continue. Melissa said that we are never going to get a handle on these setbacks if we don't start saying no at some point. Melissa said that if the building is going to stay the same size, then obviously the three point seven (3.7') feet is okay with her, but like we've discussed in previous meetings, if you're going to make an improvement on the encroachment, that's one thing, this isn't an improvement.

Annemarie Polan, Building Commissioner, said that the encroachment isn't enlarging, it's staying the same.

Attorney Biege said that it's not an encroachment. Attorney Biege said he wanted to make sure the record is clear, it's the setback line. Attorney Biege said that he wants to remind everybody that three (3') feet is okay; it's R1B and he wanted to make sure that we're clear on that too.

Candice Nelson made a motion that we approve the petition for a Variance of Developmental Standards for James and Mary Topel to tear down an existing garage and construction a new

larger garage with electric, (24'x 30') with only a three point seven (3.7') feet side setback on the property located at 5433 Saugana Trail, Rolling Prairie, Galena Twp., zoned R1B.

Wally Pritz seconded.

Dwayne Hogan asked if there are any other questions, clarifications, or concerns.

Candice Nelson told Glen that she understands what you're saying and she agrees with you, but she thinks because it's just not that big of difference in the dimensions, and the neighbor seems to be okay with this, that's the only reason why. She does understand what Doug and Melissa are saying about what the code requires, but because it's not that big of a difference, that's why she's okay with this.

Wally Pritz said that it's not going to be injurious to anybody.

Voting Aye: Candice Nelson, Dwayne Hogan and Wally Pritz.

Voting Nay: Glen Minich and Melissa Mullins Mischke.

Motion approved 3-2.


Dwayne Hogan said he will entertain a motion to adjourn.

Melissa Mullins Mischke made a motion to adjourn. Glen Minich seconded.

All approved. Motion carried 5-0.

There being no further business before the Board of Zoning this evening, meeting adjourned at 7:20 p.m.

Dwayne Hogan, President


Annemarie Polan, Recording Secretary