

## **Minute of the Richland County Board of Adjustments Meeting Thursday, August 4, 2016**

Item #1 CALL TO ORDER The Board of Adjustments meeting was called to order by Chairman Randy Heims @ 1:00 pm. The present or who signed up to speak were Randy Heims, Tom McGlynn, Allen Rippchen, Francis Jordan, Kirk & Amy Ghastin, James Seep, Mike Bindl, with Cheryl Dull taking minutes.

Item #2 APPROVE AGENDA AND PUBLICATION Mike stated the meeting had been published in the paper 2 weeks and on the bulletin board downstairs. Moved by Allen to approve the agenda and publication, 2<sup>nd</sup> by Tom. Motion carried.

Item #3 APPROVE THE MINUTES OF JULY 6, 2016 Hearing no changes in the minutes Chairman Randy declared them approved as presented.

Item #4 TO HEAR THE PETITION OF FRANCIS & SARAH JORDAN TO REQUEST A VARIANCE TO THE MINIMUM 24 WIDTH REQUIREMENT OF A RESIDENCE AND WITHIN 110 FEET FROM THE CENTER LINE OF A COUNTY ROAD IN SECTION 20 OF HENRIETTA TOWNSHIP Francis Jordan is present to represent his petition. They purchased the property in 1977. He didn't know it was floodplain when he bought it. They fixed up the old house because it was in bad shape. He found out the house will be taken out of floodplain so he decided to get a new residence thinking 600 sq ft was all he had to meet for requirements with the width being only 16'. He didn't applied for a land use permit before he started to put in the foundation and bring the cabin in. When the Zoning office found out about it they told him he had to get permits at which time he found out he had requirements he had to meet. The best location for the new residence cannot meet the setback to the road. The cabin will be where the old house was located. Motion by Tom to approve the variance to the setbacks and square footage, seconded by Randy. Motion carried.

Item #5 TO HEAR THE PETITION OF KIRK & AMY GHASTIN TO REQUEST A VARIANCE TO HAVE AN ACCESSORY STRUCTURE MORE THAN 70 % OF THE FLOOR SPACE OF THE RESIDENCE IN A RESIDENTIAL ZONING DISTRICT IN SECTION 5 OF BUENA VISTA TOWNSHIP Kirk is here to represent the petition. They purchased 1.4 acres which is sided on 3 sides by pasture. They are building a new house and want to build a shed to accommodate storing everything he owns. The shed would be larger than the 70% of the primary residence floor space. The Town board approved the variance. Moved by Allen to approve the petition, seconded by Tom. Motion carried.

Item #6 TO HEAR THE PETITION OF JIM & PATTI SEEP TO REQUEST A VARIANCE TO CONSTRUCT A BUILDING WITHIN THE 70 FEET FROM THE CENTERLINE OF A TOWN ROAD IN SECTION 34 OF WESTFORD TOWNSHIP James Seep is present to represent the petition. They had a barn & shed that was in bad shape so they tore them down. They want to build a new shed to house the cattle. They want to leave room to be able to drive around the building. Motion by Tom to approve the variance to the setback, seconded by Allen. Motion carried.

Item #7 ADJOURN Mike stated there is one petition for next month. Motion to adjourn by Tom at 1:17 pm, 2<sup>nd</sup> by Allen. Motion carried.

Minutes respectfully submitted by Cheryl Dull