

Village of Wapella Zoning Board of Appeals Meeting

Wednesday, June 12th, 2024

Village Hall – 7:00 pm

Meeting called to order by Zoning Chairperson, Ed Fleck.

Pledge of Allegiance

ROLL CALL:

Present:

Ed Fleck

Sara Goergen

Vicki Holland

Elizabeth Weikle

Lisa Merida

Approval of Minutes

Motion made by Elizabeth Weikle to approve minutes from May 13th, 2024, meeting. The second was made by Lisa Merida. All voting yes. Motion approved.

PUBLIC COMMENTS: NONE

NEW BUSINESS:

Ed stated that there is no real new business as this was actually old business and asked for some comments. Lisa stated that everything looked to be in order, and she had paid the \$300 for the variance application.

Ed commented that we live in a democracy. He talked about laws, and we live by the rule of law. He stated that we are all expected to live by laws. He mentioned that laws to work with and even zoning laws. Ed stated that obviously the deck does not meet zoning requirements.

Vicki asked if Trisha had done all she needed to do and paid the \$300. Ed stated that the \$300 was for the hearing. Elizabeth asked about set back (10 feet). Vicki stated that the property did look better and that we can't discourage people from trying to make their property better.

Elizabeth discussed set-backs. She said the reason for the 10 foot set-back on corner lot is to not impact seeing traffic. She said in her opinion the steps did not impact seeing the traffic. Dennis commented that he went to look at the deck and stated he actually stepped it off.

Ed said the issue is it would have been better had the discussion been before the fact. The stairs are too close to the sidewalk according to the current zoning. It did not matter if what was there before was allowed or not. He stated that we have to go by the zoning now.

Trisha said she was not given the opportunity for variance. She was screamed at. She gave her opinion of what happened between her and Mark, but admitted she didn't have anyone with her.

Ed asked the Board what is the recommendation from them and he needed a motion.

OLD BUSINESS:

- 1) Discussion, vote, and possible recommendation to the Wapella Village Board requesting a variance for side yard setback and construction of a new deck with increased square footage to replace existing deck.

Recording was started late.

A comment was made by Elizabeth that she was ready to make a motion and stated that Trisha was a liar. Trisha called her out on it stating that a statement like that was not ok. Lisa mentions that this just needs to stay with the subject at hand. Mark and Ed agreed. Dennis agreed that the board just needed to address the variance request.

Vicki Holland made a motion to accept the variance and issue the permit. Seconded by Lisa Merida. All voting yes except for Ed who voted no. Motion did carry due to unanimous vote. Motion was carried.

Sean, out of curiosity, asked Ed why he voted no. Ed stated that he would suggest having the stairs to the south removed and a \$100 fine. Conversation went back and forth between Mark, Ed, and homeowner in regard to the structure and the series of events that took place. Mark and Sean carried on a conversation in regard to the ordinance and what the general public would say. Conversation went back and forth with what the laws are and the zoning laws and ordinance. Sean stated that if the stairs are the same as they were before it just does not make sense. Lisa interjected and asked how to prevent this from happening again. Mark stated that stopping construction could incur a delay and he was trying to encourage Trisha to go through the process. He stated that she said that it didn't matter, and she was going forward with the construction regardless of what he said.

Dennis mentioned that this should be a lesson learned for any future variance requests and procedure should be followed. He stated that there was just a lot of miscommunication in this situation. Dennis was in agreement with the Board and also in agreement with Trish.

Vicki mentioned attending classes to learn more about ordinances and following them.

Ed stated that the variance has been approved and asked if there was any other business and stated he would entertain a motion to adjourn.

Mark issued the permit

Motion to adjourn made by Elizabeth Weikle. Second by Sara Goergen. All voting yes.

Meeting adjourned @ 7:25pm.

Respectfully submitted by:

Robin Morrow, Village Clerk