

# Village of Wapella Zoning Board of Appeals Meeting

Wednesday, May 13, 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 8th, 2024, meeting with the correction that she has abstained from approval of the August 9, 2023, meeting minutes. Correction noted. The second was made by Sara Goergen. All voting yes. Motion approved.

Swearing in of Elizabeth Weikle done by Dennis Klatt, Village President.

**PUBLIC COMMENTS: NONE**

## NEW BUSINESS FOR DISCUSSION, APPROVAL, AND POSSIBLE VOTE:

- 1) Discussion, vote, and recommendation to the Wapella Village Board. Request for variance for side yard setback as defined in Ordinance 153.025.

Ed states that the reason for tonight's meeting was to discuss the variance with the decks for Trisha Isaac's property on Locust Street. Trisha Isaac was not present. Dennis stated that he had tried contacting her to see if she was coming.

Mark asks Ed if he might have some recommendation as to how to proceed to be able to present to the Village Board at the next meeting. Mark apologized that he may have jumped the gun a bit for scheduling this meeting as he was under the impression that Isaac was going to follow through on getting paperwork completed and turned in.

Ed asked the board to review the photos and they discussed what the set-back was supposed to be and the fact that the resident was made aware of the requirements, however, went forward with having the deck built. Ed felt that there was a total disregard for what the requirements were and recommends that a fine be imposed and that the stairway on the south should be removed. He opened the floor to discussions. Lisa stated that she did not feel a three feet variance is that big of an issue. Ed explained that having the stairs removed would show that the board is willing to work with her as they could make her remove the entire structure. He stated he is hoping to come to some sort of workable solution.

Vicki commented that it does definitely look better than it did, however, she did disregard the requirements. The board further discussed a possible fine, residents paying for having this meeting and not showing, and possible deconstruction. Elizabeth agreed that a fine would be

appropriate as the resident definitely put the cart before the horse. The board continued to discuss the size of the previous deck in comparison to the size of the new deck.

Sara asked where the attorney was with this. Mark stated that there was supposed to be a letter sent. Dennis explained the series of events.

Jane spoke up and suggested that maybe the board should just take it back to the lawyer and follow through with the letter to the property owner with the options of moving forward.

Elizabeth Weikle made a motion to send it back to the board and put in the attorney's hands with some recommendations from the zoning board on how to proceed. The second was made by Vicki Holland. All voting yes. Motion approved.

Elizabeth then asked what recommendations they should provide. Several didn't feel that removing the stairs was the route to go. Discussions continued in regard to the fact that the homeowner did not attend the meeting and was not there to present her case. It was discussed that she should be charged with a fine but given the opportunity to plead her case to the ZBA and follow through with the submission of the necessary documents for the variance. It was strongly recommended that she should go through the process that everyone else needs to.

Lisa also mentioned the possibility of someone needing to be there during construction or when it begins, during the middle and toward the end to point out any issues or concerns to avoid this in the future. However, Vicki stated that one would have to be aware of this ahead of time.

Final recommendations are to send back to the Board and that lawyer issue letter that resident is to go through entire process again and meet with the zoning board of appeals. It was also suggested that there be a fine as well.

Mark suggested that the attorney provide a copy of the letter to the ZBA.

Motion to adjourn made by Elizabeth Weikle. Second by Lisa Merida. All voting yes.

Meeting adjourned @ 7:39pm.

Respectfully submitted by:

Robin Morrow, Village Clerk