

Village of Salado
Zoning Board of Adjustments
Meeting Minutes
Friday, September 17, 2004 @ 8:30AM
Municipal Building

Members Present: Mike Cooper, Curt Strong, Pete Stebbins, Joe Czaus, Rob Petro, Bob Pascoe

Members Absent: Don Ellis

Others Present: Dianna Zulauf – Village Secretary, Vic Means, Kim Kyburz,

Mayor Rick Ashe called the newly formed Zoning Board of Adjustments meeting to order at 8:35AM.

Elect a Chairman and Vice-Chairman for ZBA

Mayor Ashe stated that a Chairman and Vice-Chairman were needed to conduct future ZBA meetings and opened the floor for nominations among the ZBA members.

Motion was made by Bob Pascoe to appoint Mike Cooper as Chairman of the ZBA. Motion was seconded by Curt Strong, motion carried unanimously.

Motion was made by Curt Strong to appoint Bob Pascoe as Vice-Chairman of the ZBA. Motion was seconded by Joe Czaus, motion carried unanimously.

At this time Mayor Ashe turned the meeting over to Mike Cooper.

Consideration of Percentage of Members Needed for Case Hearings

Curt Strong brought to the boards attention that according to the zoning ordinance a quorum is 75% of the board, which works out to 5.2 members. Decision on whether the ZBA needs to have a minimum of five or six members present to take action on an issue. was postponed until a legal answer could be sought.

Consideration of Variance Request on Setback of Storage Building

Mr. Craig Little submitted a request for a setback variance to a storage building/workshop that is already under construction at his residence, 609 Santa Clara. Mr. Little is asking for a setback of two feet from his back property line and four feet from his side property line; zoning ordinance calls for a five foot setback. Mr. Little was not present to answer questions by the board, i.e.: water drainage and septic placement.

Motion was made by Curt Strong to deny Mr. Little's variance request on the grounds that there was not enough information present to make an informed decision. Motion was seconded by Bob Pascoe, motion carried unanimously.

Consideration of Variance to Setback for Golf Cart Storage Building

Mr. Jerry Reihsen stated that he wanted to build a golf cart storage building with a small area for a workshop on the side of his home at 3901 Chisholm Trail #7 which would give him a setback on that side of four feet from the property line instead of the required 25 feet. There is about a 20 foot right-of-way from Mr. Reihsen's property line to the road that would give the illusion of

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a 24 foot setback. Concerns were voiced on the ability to maintain that kind of setback (illusion of 24 feet) once the Village gets ready to widen the road and needs that right-of-way.

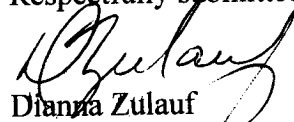
Motion was made by Rob Petro to grant Mr. Reihsen's request and allow him to build his golf cart storage building with a four foot setback. Motion was seconded by Curt Strong, motion carried with five FOR and one AGAINST, Bob Pascoe.

Schedule Regular ZBA Meeting Date

The board decided to make their regularly scheduled meeting dates the third Friday of each month at 8:30AM if there is business to discuss.

Meeting Adjourned at 10:10AM.

Respectfully submitted,


Diana Zulauf
Village Administrator