

MINUTES
CHURUBUSCO BOARD OF ZONING APPEALS
REGULAR MEETING
THURSDAY, JUNE 18, 2020
7:30 P.M.

CHURUBUSCO TOWN HALL
215 Home Avenue, Churubusco

MEMBERS PRESENT

Jason Bartl
Paula Grawcock, arrived at 7:32 p.m.
Alan Malcolm
Brenda Saggars

STAFF

Nathan Bilger

MEMBER ABSENT

Miles Wilson

VISITORS

One visitor signed the Guest List at the June 18, 2020, Churubusco Board of Zoning Appeals meeting. A Guest List is included with the minutes of this meeting.

CALL TO ORDER

Mr. Bilger called the meeting to order at 7:30 p.m.

ROLL CALL

Mr. Bilger read the roll with those members present and absent listed above.

ELECTION OF 2020 BOARD OF ZONING APPEALS OFFICERS

Ms. Saggars made a motion nominating Ms. Grawcock as Chairman. Mr. Malcolm gave the second. Three members voted in favor of the motion. (Ms. Grawcock was not yet present but arrived shortly after the vote.) Mr. Malcolm nominated Ms. Saggars as Vice Chairman, and Mr. Bartl gave the second. The four members voted unanimously to approve the motion. Upon hearing she had been elected as Chairman, Ms. Grawcock requested to decline the position. Ms. Saggars rescinded her motion and the members voted in support of the rescission. Mr. Malcolm made a motion nominating Mr. Bartl as Chairman. Ms. Saggars gave the second, and the members voted unanimously to carry the motion. The 2020 officers are: Jason Bartl, Chairman, and Brenda Saggars, Vice Chairman.

CONSIDERATION AND ADOPTION OF THE DECEMBER 20, 2018, AND JUNE 20, 2019, REGULAR MEETING MINUTES

Mr. Bartl asked if there were any comments or concerns regarding the submitted minutes. Mr. Malcolm made a motion to approve both minutes as presented. Ms. Saggars gave the second. The members voted 4-0 to carry the motion for the December 2018 minutes and voted 3-0-1, with Mr. Malcolm in abstention, for the June 2019 minutes.

ADMINISTRATION OF THE OATH TO WITNESSES

Although no items on the agenda were petitions, for good measure, Mr. Bilger administered the Oath to potential speakers.

OLD BUSINESS

There was no old business.

NEW BUSINESS

1. Request for interpretation

Mr. Bilger explained that Bonnie Stabler, contract buyer of the property at 327 W. Whitley Street, Churubusco, had obtained a building permit for a fence. During construction of the fence, a conflict arose with the neighbor. In order to alleviate the issue, a portion of the fence was installed with the bracing on the exterior. Mr. Bilger requested the Board's interpretation of the Zoning Code's specifications for fence construction.

Tom Christlieb explained to the Board that the neighbor's fence is located on the property line. He said the insurance company required Ms. Stabler to install a fence with her pool, and he described the incident with the neighbor that occurred while the fence was being constructed, which resulted in the last 3 fence panels being installed with the bracing on the exterior. Mr. Bilger pointed out that the location of a tree stump, evident in photos Mr. Christlieb had provided, limited the area the fence could be built in. Ms. Stabler stated that the fence would be extremely difficult to relocate because the posts were cemented in. Mr. Christlieb said the only rectification he could think of would be to attach the panels to the bracing, between the posts. He stated that he wanted to see what the Board's suggestion was before going to the trouble of reconstructing the fence.

After a brief discussion, it was the consensus of the Board that fence posts would be considered "braces and supports," and placing the panels between the posts would still require a Variance approval. Mr. Bilger stated he would describe the filing process to Ms. Stabler after the meeting.

OTHER BUSINESS

There was no other business. Mr. Bilger distributed copies of the last Zoning Ordinance amendments and mentioned that some members may find they already received them at a previous meeting.

ADJOURNMENT

There being no further discussion, Mr. Malcolm made a motion to adjourn, Ms. Saggars gave the second, and with a unanimous vote, the meeting was adjourned at 7:50 p.m.

GUEST LIST

1. Bonnie Stabler ----- 327 W. Whitley Street, Churubusco

DID NOT SIGN

2. Tom Christlieb