

Zoning Board of Appeals
Thursday November 30th 5:00 pm – 5:36 pm

Members present: *Guy Williams, Scott Divine, Zach Johnston, Robert Peterson, Judy Swenson
Members absent: Mary Skaret
Others present: Chris Nelson, Chad Cornelius, Julie Cornelius, Jim Duncan, Jeff Thibert, David Muller, Ed Flanum, Duane Hejny, Paul Mahler.

Meeting called to order by Chairman Guy Williams.

To consider Variance Application #155, Chris Nelson & Jerry Szykulski, Old County Highway Property, request for a variance to the height, area and setback. 300-9 Village Center Commercial F. and request for a variance to design criteria, roof 300-9 Village Center Commercial J (1). Their request is to propose building a hotel and event center with a height at or above 36 feet.

Chris Nelson was in attendance. Mr. Nelson stated most of the discussion regarding the proposed development has taken place in closed session and the developers are ready to gain public input on the proposed project. Mr. Nelson presented updated preliminary information regarding the height of the building and the general concept of the project as requested by the Zoning Board. He was insistent they are not the final design. The project would be a hotel, event center and restaurant. Mr. Nelson stated he met with the neighboring property owners to discuss the project. Mr. Nelson stated the architects have moved forward with a flat roof plan with a roof height at 36 feet. Mr. Nelson also stated they were not able to move the building design but they did add in more context to the drawing for landscaping to help illustrate that it will be more private. At this time Mr. Nelson stated that the group knows they will have to come back for approval if they add back on a pitched roof to part of the building. Chad Cornelius stated he would be in favor of the project with the new concept changes. Mr. Cornelius stated at some point something will be going there, a high-end hotel would be better there than a gas station or family dollar store. Nick Sassor also commented that he and his wife are in favor of the updated plans.

Motion by Zach Johnston after considering the standards of 300-32 to approve a preliminary roof height of 36 feet with a flat roof for variance application #155. Second by Judy Swenson. On Roll Call: Zach Johnston, yes, Judy Swenson, yes; Bob Peterson, yes; Guy Williams, yes.

Motion by Judy Swenson to adjourn. Second by Zach Johnston. All in Favor. Carried.

Unapproved Minutes

Amy VanDeBrake, Village Clerk-Treasurer