

**Minutes of the Meeting of the
DeMotte Board of Zoning Appeals
August 8, 2017**

In attendance were John DeKock, Rick Eenigenburg, Carolyn Davidson, Rick Herma, Attorney Gordon Etzler, and Town Manager John Dyke.

The meeting was called to order at 7:00 p.m.

The minutes of the May 9, 2017 meeting were read and approved. Motion was made by Carolyn Davidson and seconded by Rick Herma. Motion passed with a 3-0 vote.

The minutes of the July 11, 2017 meeting, which had no quorum, will be read and approved at the next meeting. Motion to read and approve July 11, 2017 minutes at the next BZA meeting was made by Carolyn Davidson and seconded by Rick Eenigenburg. Motion passed with a 3-0 vote.

John DeKock invited Mr. Unland to speak about the requested use variance at 5356 W 1175 N. Mr. Unland said he has lived at this address for 25 years and has worked on cars for 23 years. John asked if all the vehicles were plated and Mr. Unland responded that not all of them were. Rick Herma asked how many cars are there today and Mr. Unland responded that there were 10, two of them were for parts and some are being restored. Mr. Unland said he has disposed of 4 vehicles since the last meeting. Mr. Unland listed the cars and said two need a new motor.

The hearing was opened to the public.

Maryann Mehan, 5447 W 1175 N, complained that in the winter, the yard is messy and loaded with cars. She also wanted to know what granting the use variance would entail. Mrs. Mehan asked the Board to require a fence to block the view. Mrs. Mehan also stated that Joe Zenner is an employee of Mr. Unland and that makes it a business.

Mr. Zenner refuted the statement that he was an employee of Mike Unland.

Kevin Moran, 10859 Bunker Drive, stated that there is no limitation on the number of cars in the agricultural zone. Attorney Gordon Etzler replied that any use differing from agriculture would require a variance.

Mrs. Unland stated that there is very little number of cars on their six-acre property.

Rick Herma asked Mrs. Mehan how much traffic is on the road. She responded she didn't know because she lives at the end of the dead-end street. Mrs. Mehan said she would like to see a fence put up and for Mr. Unland to keep the property clean.

Mr. Rex Froge, a neighbor to Mike Unland, said he is a very generous man and does charity work for veterans, disabled people, and senior citizens, often for no payment.

Mr. David Wallace also spoke in favor of Mr. Unland and said he sometimes fixes vehicles as show cars.

The hearing was closed to the public.

Rick Eenigenburg asked how many cars come and go onto his property in any given day. Mr. Unland responded five or six and those are friends that come over to visit and socialize.

John DeKock said that if the variance is granted, the Board can impose restrictions. Mrs. Mehan complained that the property affects her property value and in the winter the property looks bad.

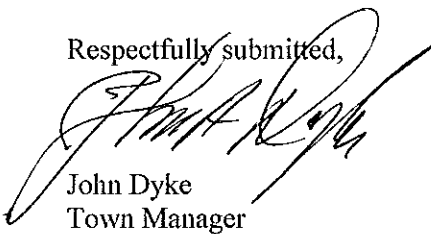
Mr. Unland said that many of the cars have been removed.

John DeKock stated that he had visited the property today and thought it looked acceptable and not messy. He asked if Mr. Unland would plant some things to help block the view from the road.

Rick Herma suggested that the variance be tabled until January and monitored. The Board discussed that option and agreed to have the Unlands come back in 60 days, which will be the October 10, 2017 meeting, with a plan for screening to review.

Motion to adjourn was made by Carolyn Davidson and was seconded by Rick Herma. Motion passed with a 3-0 vote.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "John Dyke", written in a cursive style. The signature is positioned above the printed name and title.

John Dyke
Town Manager