

**Minutes of the Meeting of the
DeMotte Board of Zone Appeals
August 13, 2013**

In attendance were Dr. Ray Ooms, Cecile Wilbourne, John DeKock, Attorney Gordon Etzler and Town Manager John Dyke. Not present was Cori Kale.

Dr. Ray Ooms called the meeting to order at 6:45 p.m.

Rick Eenigenburg arrived at the meeting at 7:35 p.m.

The minutes from July 9, 2013 were read and approved. Motion by John DeKock and seconded by Cecile Wilbourne. Motion passed.

The first item on the agenda was Cross Roads Church. They are requesting to delay paving a portion of the parking lot for two years. Only the entrance off of 570 W and the handicap spaces would be paved now.

Motion was made by Cecile Wilbourne to approve the variance and was seconded by John DeKock.

The next item was a parking variance for "Shoppers of DeMotte" which is owned by Mr. Jim Buchanan. The request is to allow a retail store and 17 additional spaces. Mr. Kallenbach is the business owner and explained to the board that his business will only be open from 10 a.m. to 4 p.m. which will not interfere with night parking of the other businesses located in the shopping center. Mr. Kallenbach has agreed to maintain the alleyway behind the center. Mr. Kallenbach stated he doesn't expect many customers. Anita Lockhart asked if guns or weapons would be sold, Mr. Kallenbach assured the board that no guns will be for sale. Mrs. Lockhart raised concerns about drainage in the rear of the building, the runoff along 6th Avenue NW and the fence in the neighbor's yard.

Motion was made by John DeKock and seconded by Cecile Wilbourne to allow Mr. Kallenbach to open his store in the building. Motion passed.

A Separate discussion followed with Mr. Buchannon as to the additional parking spaces proposed in February of 2013. The drainage plan for this proposal was submitted August 13, 2013 and has yet to be reviewed and approved by the Town engineer. Mr. Buchanan committed to constructing the parking spaces within sixty days after drainage approval. He will also fence in the spaces and install lighting that will point to the building. He will also report back to the board at the September 2013 meeting as to the progress of the parking area.

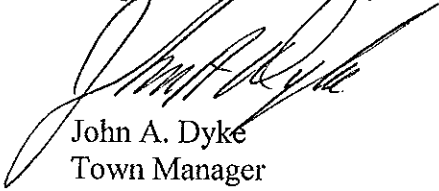
The next item on the agenda was the P.E.T. project. Mr. Bob Gabrielse is asking for a variance to eliminate a portion of the parking lot and to delay paving for two years, also, to waive the performance bond requirement. John DeKock stated the bond would not be necessary for this case. Bob Gabrielse explained that a large amount of fill was necessary for the elevation of the building and it would be best if it was allowed to settle before paving.

Motion was made by Cecile Wilbourne to approve and was seconded by John DeKock. Motion passed.

A discussion followed as to the performance bond requirement for Cross Roads Church. The board is not requiring a bond at this time. If the parking area is not paved within the two year limit, then the Church will have to ask for an extension and provide the performance bond at the time of the request.

Motion was made by John DeKock to adjourn at 8:30pm and was seconded by Rick Eenigenburg. Motion passed.

Respectfully submitted,



John A. Dyke
Town Manager