

**CALL TO ORDER:**

Mayor Pro-Tem Hunsaker called the Zoning Board of Appeals Meeting to order at 6:00.

**ROLL CALL:**

Council Members Present: Denise Donohue, Dave Hunsaker, Mark Kellogg, Maria Ostrander, Trevor VanDyke, and Jennifer Whitman.

Absent: None

**STAFF:**

Daniel Coss, Lisa Grysen, and Brian Goodenough

**AUDIENCE:**

Loretta Spinrad, Dar Lynn Covert, and Timothy Covert

**MINUTES:**

None

**PUBLIC HEARING:**

Mayor Pro-Tem Hunsaker called the public hearing to order at 6:01 pm.

Pastor Colbert gave an overview of the project and how they are planning to use the facility.

Loretta Spinrad, 113 S. Bridge, gave an overview of the history of the building and explained why the rental and ox roast proceeds are not helping maintain the building and stated that zoning has always been an issue.

Hearing no other comments, either written or oral, Mayor Pro-Tem Hunsaker closed the public hearing at 6:13 pm.

**NEW BUSINESS:**

1. Non-Use Dimensional Variance Requests 210 W Washington Street:

The owners of 210 West Washington, DeWitt Memorial Association (DMA), have entered into a purchase agreement with Promise Assembly of God to acquire the building located at 210 West Washington.

The DMA has owned the property since the early 1940s and the building's principal use, since construction, has been a Community Building for the duration of that time. The building is comprised of an east half and a west half.

Over the years, several different tenants have occupied a portion of the building, i.e., DeWitt District Library, fitness center, and most recently Promise Assembly of God has been utilizing the west half for Sunday worship services.

Ownership of the building had been retained by the DeWitt Memorial Association since the existence of the building and it has served as their primary location for the affairs of the DMA.

The property is currently zoned R-3 Moderate Density Mixed Residential, which outlines both, community buildings and religious worship service buildings, as separate and distinct special land uses in an R-3 district. The zoning ordinance requires that any time there is a change from one special land use to another special land use the subject property is required to seek approval for the new requested special land use.

In addition, the Zoning Ordinance specifies general and specific requirements for religious worship services. The two (2) specific requirements outlined in Section 78-240 (h) 1-2 in an R-3 District are:

1. The minimum lot area shall be at least thirty thousand (30,000) square feet.
2. No building shall be closer than forty (40) feet to any property line or street right-of-way.

These requirements are specific to dimensional requirements and the Non-Use Variance Application outlines the relief sought and the reasons for seeking relief.

The ZBA was provided with the following documents for their review:

- Variance Application
- Resolution to Grant – To be provided at the meeting
- Resolution to Deny – To be provided at the meeting
- Public Hearing Notice
- Resident Letter
- Beckett and Raeder Variance Report
- Site Plan

Representatives of the property owner, DMA, and the applicant, Promise Assembly of God, were in attendance to answer any questions the Zoning Board of Appeals may have.

Based on the information contained in the application and the primary purpose of a Non-Use Variance the ZBA will need to deliberate and determine if a practical difficulty exists.

Motion by VanDyke, seconded by Donohue and carried by unanimous vote of the Zoning Board of Appeals **to adopt the Resolution to Grant the non-use dimensional variance for 210 West Washington Street.**

**ADJOURNMENT:**

Motion by VanDyke, seconded by Kellogg and carried by unanimous vote of the Zoning Board of Appeals that **the Zoning Board of Appeals be adjourned at 6:32 p.m.**

Respectfully submitted,

Lisa M. Grysen  
City Clerk-Treasurer

Dave Hunsaker  
Mayor Pro-Tem