



Board of Zoning Appeals Public Hearing Minutes

Today is Tuesday, September 2, 2025, and the time being 7:15 pm. The Board of Zoning Appeals Public Hearing is opened by President, Alan Campbell.

Everyone recited the Pledge of Allegiance.

Tyler Bray, 916 E. Hillside Dr. is seeking a variance for an additional accessory structure on his property with 16' ceiling height. There were no dissenters. A motion to close the public hearing was made by Ken and seconded by Dick. President Alan Campbell adjourned the public hearing at 7:16 pm.

Ryan Kennelly, 1234 N. Liberty Circle Dr. E., is seeking a variance for curbing and a variance for relief of a buffer on the north end of the property which adjoins residential zoning. There were no dissenters. A motion to close the public hearing was made by Ken and seconded by Philip. President Alan Campbell adjourned the public hearing at 7:16 pm.

Board of Zoning Appeals Meeting Minutes

Today is Tuesday, September 2, 2025, and the time being 7:17 pm. The meeting of the Board of Zoning Appeals is called to order by President, Alan Campbell.

Roll Call was taken by Secretary, Amber Coyne.

Members present: Alan Campbell, Philip Deiwert, Ken Dornich, Dick Glaser, and Rick Emsweller

Members absent:

City officials present: Sarah Hamer, Building Commissioner, Zach Wirrig, Director of Public Projects

Also present was City Attorney, Chris Stephen

There were no additions or corrections to the BZA public hearing or meeting minutes from August 5, 2025. Rick made a motion to approve the minutes, and Philip seconded. All ayes, no nays, minutes approved as presented.

Old Business

New Business

Tyler Bray, 916 E. Hillside Dr., is requesting an additional accessory structure on his property with 16' ceiling height. Mr. Bray was not in attendance, so Sarah suggested tabling the variance. Philip made a motion to table the variance and Rick seconded. All ayes, no nays, the variance is tabled until next month.



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Ryan Kennelly, 1234 N. Liberty Circle Dr. E., is requesting a variance from curbing requirements around the development site, as well as a variance for relief of a buffer requirement on the north end of the property adjoining a residential zoned district. Gunner Seig of Seig Surveying presented on behalf of Mr. Kennelly. The board asked questions. A motion was made by Dick to split the two variances requests, and Ken seconded. Voice vote, 5-0, the variances will be separated for individual consideration. A motion was made by Dick to approve the curbing exception variance with the following conditions: Liberty Circle Dr. E. will be curbed, the entrance will be curbed, and a safety feature will be added to back of the property where the retention pond is located. The motion was seconded by Phil. Voice vote, 5-0, the variance passes. Zach spoke for the city regarding drainage. The board discussed and asked questions. A motion was made to approve the variance with a fence installed on the north side of the property, with a height requirement consistent with UDO, located at the edge of the utility easement to the corner of the building, as far west as possible without interfering with utilities, and with relief granted from heavy landscape buffer requirement. Dick motioned, Ken seconded, and the motion passed by voice vote, 4-1.

A motion to adjourn the meeting was made by Ken and seconded by Philip. The meeting was adjourned at 7:59 pm.



Chairperson



Secretary