

**ZONING BOARD OF APPEALS  
MINUTES  
JUNE 30, 2008**

Chairman Fairbanks called the meeting to order at 5:00 p.m., Monday, June 30, 2008 in the Council Chambers.

ROLL CALL: Present: Members Andy Hayhoe, Robert Urlaub, Mary Sue Wozniak, and Chairman Russell Fairbanks.  
Absent: Del Conley, Laurel Gikas, and Ed Lamb.

Also present: Eng. Asst. Toby Kuznicki and Recording Secretary Judy Darga.

**APPROVAL OF MINUTES**

A motion was made by Urlaub, seconded by Wozniak, to approve the minutes of the February 27, 2008 meeting. Ayes: All. Motion carried.

**CITIZENS APPEARING: None**

**REPORTS: None**

**UNFINISHED BUSINESS: None**

**NEW BUSINESS:**

**PUBLIC HEARING - USE VARIANCE REQUEST – 194 N. DEPOT ST. – CINDY VEZINAU**

Chairman Fairbanks opened the public hearing at 5:02 p.m. The recording secretary read correspondence from City Manager Mark Slown in support of the use variance. No other written comments were received. **Cindy Vezinau** was present to answer questions. **Evelyn Trafzer**, 171 N. Depot St., exclaimed how pleased she is with the renovation of that old building. Chairman Fairbanks closed the public hearing at 5:05 p.m.

Eng. Asst. Kuznicki stated the size of the three guest rooms meets the ordinance requirements. Fairbanks stated that the Waterfront District includes uses for hotels and motels, but not bed and breakfast establishments. There is a motel nearby and a bed and breakfast is a similar use. Hayhoe questioned if all the requirements for a bed and breakfast are met? Kuznicki confirmed that they were. He also stated that Vezinau would need to comply with more construction restrictions for a motel or hotel than for a bed and breakfast. Kuznicki stated there were three options to continue this project: spot rezone the property, change the ordinance to allow bed and breakfast in the Waterfront District, or request a use variance. Urlaub asked when the building project would be completed. Vezinau hopes it will be soon, but does not plan to go in debt to finish the project.

**RESOLUTION; ZBA 06/30/08 (1)**

A motion was made by Urlaub, seconded by Hayhoe, to approve the use variance request for a residence and bed and breakfast at 194 N. Depot St. with no expiration date for completion with the stipulation that the variance does not transfer if the property is sold before construction is completed.

ROLL CALL: Ayes: Urlaub, Wozniak, Hayhoe, and Fairbanks  
Nays: None. Motion carried.

**OTHER BUSINESS: None**

**ADJOURNMENT**

Chairman Fairbanks declared the meeting adjourned at 5:17 p.m.

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Russell Fairbanks, Chairman

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Judith A. Darga, Recording Secretary