

Board of Zoning Appeals
Minutes
April 18, 2019

Present:

Chairman: Vice Chairman Mark Giesaking

Present Members: Irene Velasquez, Bill Stewart, Steve Dieker

Absent Members: Chairman Shorter

Staff Present: Building Official Richard Banes, Secretary Natalie Anguiano

Visitors: Justin Anderson, Angela Anderson, Melinda Manzano

Call Meeting to Order: Vice Chairman Giesaking called the meeting to order at 6:02 p.m.

Approval of Minutes: Member Stewart made a motion to approve the April 19, 2018 minutes, second by member Dieker. Vice Chairman Giesaking called for a vote, motion passed unanimously.

New Business: Request by Melinda Manzano for a Special Use Permit to allow for a Home Daycare in a Residential Zone in accordance with the Zoning Regulations for Ulysses and the 3 mile zone around Ulysses. The property in question is described as follows: 1210 E Illinois Ave, also described as Block 9, Lot 18, E 16.6' 19, Valley View 2nd.

Manzano stated the state will allow ten children in her daycare, including her own. She has had all of her inspections completed and is waiting for the State inspection once her Special Use Permit has been granted. There was no further discussion.

Member Velasquez made a motion to allow the Special Use Permit, second by Member Stewart. Vice Chairman Giesaking called for a vote, motion passed unanimously.

Request by Angela Anderson for a Special Use Permit to allow for a Boutique in a Residential Zone in accordance with the Zoning Regulations for Ulysses and the 3 mile zone around Ulysses. The property in question is described as follows: 205 N Sullivan St, also described as Block 61, Lot 11, 12, High School Addition

Anderson stated that she will have a solar powered light to illuminate a sign in the front yard. She plans to have an online store as well as the boutique inside her home. Hours of operation would be Monday to Saturday 10am-6pm. Inventory will be specific to men's and women's clothing and accessories. She is trying to hit the market that will be limited since Shopko will be closing. She stated that the driving traffic around the property is congested before and after school. After those times, there is a normal flow of traffic.

After discussion, members requested that there be clarification as to whether a Temporary Use can be granted instead of a Special Use. Member Stewart made a motion to table to discussion until Thursday April 25, 2019 at 5:30pm so clarification can be obtained, second by Member Velasquez. Vice Chairman Giesaking called for a vote, motion passed unanimously.

Old Business: None

Other Business: Appointments: Member Dieker made a motion to nominate Member Giesaking as Chairman, second by Member Velasquez. Vice Chairman Giesaking called for a vote, motion passed unanimously. Member Dieker made a

motion to nominate Member Stewart as Vice Chairman, second by Member Velasquez. Vice Chairman Giesaking called for a vote, motion passed unanimously. Member Dieker made a motion for Anguiano to remain Secretary, second by Member Velasquez, motion passed unanimously.

Adjournment: Member Dieker made a motion to adjourn at 6:54p.m., second by Member Stewart. Vice Chairman Giesaking called for a vote, motion passed unanimously.

Vice Chairman, Mark Giesaking

Date

Secretary, Natalie Anguiano

Date