

**MINUTES OF THE REGULAR BOARD OF
BUILDING AND ZONING APPEALS MEETING
Thursday, January 24, 2013**

Call to Order

Chairman Dan Klappa called the meeting to order at 6:46 p.m.

Roll Call

Members Present: Sarah Szejn
Ken Johnson
Dan Klappa
Dave Mades
Adam Olson

Also Present: Joe Hankovich, Supervisor of Inspections/Zoning Administrator
Steven Braatz, Jr., Village Clerk-Treasurer

Approval of Minutes

Motion made by Johnson/Szejn to approve the October 25, 2012 meeting minutes as presented. Clerk Braatz requested a change on page, "1,911" should be changed to "1,594 square." Board accepts the change. Motion carried unanimously.

Public Hearing

Public Hearing for request by Jeff Bausch for variances to Section 100-453 (5) to allow the garage to be in the street yard and the square footage to exceed the allowable area by 216 square feet for the property located at 409 Andrews St. opened at 6:49 p.m.

Jeffrey Bausch presented plans to construct a new garage to replace the previous garage that burnt down. He has a small home with little to no storage and no basement, so many things he owns would be in the garage. He would like to be able to park two cars in the new garage. The previous garage doors faced east, and he would like the new garage doors to face north to match neighbors and for easier access. The color would be different than the previous garage so it would be more similar to the house color. Presented landscape plan to include new trees and bushes.

Jerry Bausch, 715 Jefferson St. – Spoke in favor. All other homes in the area have a newer built garage.

Public Hearing closed at 6:55 p.m.

Board allowed Pete Pichelman, owner of 405 Andrews St. to speak after the public hearing. Mr. Pichelman spoke in favor, saying the proposed garage will improve the neighborhood rather than detract.

Action Item

Motion made by Johnson/Szejn to approve a variance to Section 100-453 (5) to allow an accessory structure to be constructed in the street yard for the property located at 409 Andrews St. and owned by Jeff and Laurie Bausch.

Reasons are: 1) The structure shall not detract from the neighborhood, 2) the living space faces the lake, and 3) there were no objections and two people spoke in favor.

The condition is: 1) No other structure shall be erected between this accessory structure and Andrews Street.

Motion carried unanimously upon roll call vote.

Motion made by Szejn/Johnson to approve a variance to Section 100-453 (5) to allow an accessory structure to exceed the allowable area by 216 square feet for the property located at 409 Andrews St. and owned by Jeff and Laurie Bausch.

Reasons are: 1) The literal enforcement of the ordinance will cause an undue hardship, 2) the literal enforcement of the ordinance is not in the best interest of the neighborhood and is not conducive, 3) there is no basement or attic for storage, 4) favorable approval restores equity and does not grant an advantage to the owner, 5) the plans protect compatibility to the neighborhood, and 6) there were no objections and two people spoke in favor.

Conditions are: 1) There shall be no future variance to this accessory structure, 2) There shall be no other accessory structures built on the property due to the extra 144 square feet inclusion in this request, 3) The accessory structure shall be constructed according to the plans submitted, 4) The landscape plan shall be approved by the Zoning Administrator prior to the issuance of the building permit, 5) The previous structure shall be razed prior to the issuance of the building permit, and no later than June 1, 2013, and 6) The new structure must be completed by January 1, 2014.

Motion carried unanimously upon roll call vote.

Adjournment

Motion by Szejn/Olson to adjourn the meeting at 7:51 p.m. was carried unanimously.

Respectfully submitted,

Steven A. Braatz, Jr.
Clerk-Treasurer

**MINUTES OF THE REGULAR BOARD OF
BUILDING AND ZONING APPEALS MEETING
Thursday, February 28, 2013**

Call to Order

Accounting Tech Cathy Millard called the meeting to order at 6:30 p.m.

Roll Call

Members Present: Sarah Szejn
Dave Mades
Ken Johnson
Dan Klappa

Members Excused: Adam Olson

Also Present: Joe Hankovich, Supervisor of Inspections/Zoning Administrator

Approval of Minutes

Motion by Szejn/Johnson to approve the January 24, 2013 meeting minutes as presented carried unanimously.

Public Hearing

Public hearing opened at 6:34 p.m.

Dave Tanner, Point Real Estate present.

Klappa read public notices A). Request by Lora Halberstadt, Korndoefer Homes, for Variances to the Waukesha County Floodplain/Shoreland Setback and to Section 100-274(c)(1)b to Allow for the Construction of a Residential Dwelling on the Property Located at Lot 26 of the Orchards of Mukwonago Subdivision. No one appeared for or against.

Dave Tanner stated that this is one of the five lots in the Orchards of Mukwonago that has a navigable river as defined by the DNR. There are three other lots which have been approved with the same circumstances being closer than 75 feet to a navigable river and they are asking for the same consideration on this lot.

Public Hearing closed at 6:45 p.m.

1) Consideration

Motion was made by Szejn/Johnson to grant a variance of 25.2 feet from the Waukesha County Shoreland and Floodplain Ordinance to Korndoefer Homes for the property known as Lot 26 in the Orchards of Mukwonago Subdivision. The reasons for granting the variance are:

- 1) The proposed setbacks meet and exceed Village of Mukwonago requirements.
- 2) There are no objections from the public.
- 3) This approval falls in line with previous similar approvals in this subdivision.
- 4) The variance will not change the character of the neighborhood.
- 5) The special circumstances causing hardship are not known by applicant.

Conditions: Needs to follow plan submitted to Inspection Department and all costs be paid.
Motion carried unanimously.

2) Consideration:

Motion was made by Szejn/Mades for the finish floor of the lowest level in the dwelling to be 2 (two) feet above the 100 year flood elevation. Motion carried unanimously.

Adjournment

Motion by Johnson/Mades to adjourn the meeting at 6:59 p.m. was carried unanimously.

Respectfully submitted,

Cathy Millard
Accounting Tech

**MINUTES OF THE REGULAR BOARD OF
BUILDING AND ZONING APPEALS MEETING
Thursday, April 18, 2013**

Call to Order

Village Clerk Steve Braatz called the meeting to order at 6:30 p.m.

Roll Call

Members Present: Sarah Szejn
Ken Johnson
Dave Makes
Jack Dexter (1st Alternate)

Members Excused: Adam Olson
Dan Klappa

Also Present: Joe Hankovich, Supervisor of Inspections/Zoning Administrator
Steven Braatz, Jr., Village Clerk-Treasurer

Selection of Acting Chairperson

Motion by Szejn/Makes to appoint Ken Johnson as acting Chair carried unanimously.

Introduction of New First Alternate Jack Dexter

Jack Dexter was introduced as 1st alternate. Dexter took vacant seat.

Approval of Minutes for February 28, 2013 Regular Meeting

Motion made by Szejn/Makes to approve the February 28, 2013 meeting minutes. Johnson asked to remove the discussion on page 2 as it was informal discussion not pertinent to the items on the agenda. Board accepts the change. Motion to approve the minutes as amended carried unanimously.

Public Hearing

Public Hearing for request by Jay Campbell and Kay Clabault, Campbell Construction, for Variance to the Section 64.22 (c)1.b. to Allow for Additional Size of Signage for the Property Located at 114 Main St. opened at 6:38 p.m.

Kay Clabault, Campbell Construction, representing JTN Properties LLC, presented plans to construct signage on the property located at 114 Main St. The property is a multi-tenant building facing two streets. The address is on Main St. but the main tenant entrance is on Atkinson St. The sign will be 12 square feet and just text. The property owner would like to rehabilitate the building for a better appearance in the Village downtown. The secondary signage allowed 50% of the main sign, so she is asking for a 13.2 square feet variance.

No one appeared for or against.

Public Hearing closed at 6:55 p.m.

Hankovich explained the only other way around this is to change the address to an Atkinson Street address, but there is too much cost involved with that.

Motion made by Szejn/Dexter to grant JTN Properties LLC a variance to Section 64.22 (c)1.b. of the Village of Mukwonago Municipal Code of 13.2 square feet to allow the construction of a wall-mounted sign facing Atkinson St. for the property located at 114 Main St.

Reasons for granting the variance are as follows:

1. Special circumstances apply to the property, and strict interpretation of the Code would result in an unnecessary hardship.
2. The variance will not alter the characteristics of the neighborhood and does not grant the property owner an advantage.
3. The variance is the minimum that would afford relief.
4. There were no objections.
5. The Plan Commission recommended approval of the variance.

Conditions of the variance are as follows:

1. No other variances for the front tenant of 114 Main St. for signage shall be granted.
2. The location of the sign shall be presented.

Motion carried unanimously.

Adjournment

Motion by Mades/Szejn to adjourn the meeting at 7:06 p.m. was carried unanimously.

Respectfully submitted,

Steven A. Braatz, Jr.
Clerk-Treasurer

**MINUTES OF THE REGULAR BOARD OF
BUILDING AND ZONING APPEALS MEETING
Thursday, May 30, 2013**

Call to Order

Board Chair Dan Klappa called the meeting to order at 6:30 p.m.

Roll Call

Members Present: Dan Klappa Chair
Dave Makes
Adam Olson

Members Excused: Sarah Szejn
Ken Johnson

Also Present: Joe Hankovich, Supervisor of Inspections/Zoning Administrator
Judith Taubert, Deputy Clerk
Chris Tarr, 2nd Alternate

Chris Tarr was introduced as 2nd alternate and took the vacant seat.

Minutes

Motion made by Olson/Makes to approve the April 18, 2013 meeting minutes. Motion to approve the minutes carried unanimously.

Public Hearings

Public Hearing for request by Sue Perkins, 300 Pearl Avenue for Consideration of Variance to Section SPS 321.04 (3) 6. (c) 2. of the Building Code opened at 6:35 p.m.

Sue Perkins presented her plans restoring her residence at 300 Pearl Avenue in the Village of Mukwonago. This structure is being restored to follow the original appearance of the dwelling. The original railings around the deck were set at 32.5" off the deck and the present building code SPS 321.04 (3) 6. (c) 2. 'Height' guard rails shall be located at least 36 inches above the floor. Ms Perkins is requesting a variance to this requirement. The variance only will apply to the first on Pearl Avenue. The second floor railing will be the 36" as the code requires.

Susan Maslowski 315 Grand Avenue read a letter in favor of the variance. Sue is a former member of HPC and is a current member of the museum board who are very concerned with the history and preservation of the homes in the village. She gave some history of the house that it was built by Albert Grutmacher in 1903 and she feels it would be an asset to the historical district to have the house restored to its original status.

Public Hearing closed at 6:52 p.m.

Motion made by Olson/Makes to grant the variance to Section SPS 321.04 (3) 6. (c) 2. of the Building Code to Sue Perkins, 300 Pearl Avenue.

Reasons for granting the variance are as follows:

1. Promotes historical correctness.
2. Historical Society recognizes the original appearance.

3. Approval will not put a burden on the adjoining homeowners.
4. No other options but to restore to original design because owner would lose grant and tax credit.

Conditions of the variance for the Pearl Avenue porch are as follows:

1. Future changes must be approved by the board.
2. If change in ownership, any changes need to be approved by the board.

Motion carried unanimously upon roll call vote.

Public Hearing for a request by the Mukwonago Mustangs Baseball Club to consider a variance to the zoning ordinance to construct a building for storage and concession in Minor's Park on Eagle Lake Avenue opened at 6:52 p.m.

The Mukwonago Mustangs Baseball Club would like to construct a building for storage and concessions in Minor's Park on Eagle Lake Avenue. The storage area would be 8' X 10' feet and be used to store baseball equipment. The concession area would also be 8' X 10' feet, making the total structure 16' X 10' feet. Minor's Park is zoned A-1, (100-71) and could allow out buildings, however, under section 100-21 use restriction states that no accessory structures are allowed without a principal structure. At this time the Mukwonago Mustang Baseball Club would like to request a variance to section 100-21 and be allowed to construct their building without a principal structure.

Michelle Mendez 511 Eagle Lake Avenue appeared with questions regarding the location of the building the Mustangs want to construct. Mrs. Mendez also had concerns regarding a security fence, lighting and excess trash. She commented that every fall she and her husband have to clean up the area.

No one from the Mukwonago Mustangs Baseball Club was in attendance to answer questions.

Hankovich was able to answer some of the questions. The plans submitted said the building was going to be between the diamond and the foul ball area. There will be no electricity or lights. There will be coolers with ice and snacks. The park is Village Property so there will be no fence. Trash may be in excess but he couldn't address that question.

Public Hearing closed at 6:56 p.m.

There was a unanimous agreement to table the request for a variance until next month because no one from the Mustangs was in attendance to answer questions.

Adjournment

Motion by Mades/Olson to adjourn the meeting at 7:02 p.m. was carried unanimously.

Respectfully submitted,

Judith Taubert
Deputy Clerk

**MINUTES OF THE REGULAR BOARD OF
BUILDING AND ZONING APPEALS MEETING
Thursday, June 27, 2013**

Call to Order

The Deputy Clerk Judith Taubert called the meeting to order at 6:31 p.m.

Roll Call

Members Present: Sarah Szejn
Dave Mades
Jack Dexter
Chris Tarr

Members Excused: Ken Johnson

Also Present: Joe Hankovich, Supervisor of Inspections/Zoning Administrator
Judith Taubert, Deputy Clerk

The floor was opened at 6:53 for nominations to select an acting chairperson due to the resignations of members Dan Klappa and Adam Olson. Nominations closed at 6:54. Motion made by Szejn/Dexter to nominate Dave Mades to be the acting chairperson. Roll Call vote carried unanimously. Dave Mades took the Chair.

Minutes

Motion made by Tarr/Dexter to approve the May 30, 2013 meeting minutes. Motion to approve the minutes carried unanimously.

Unfinished Business

The Mukwonago Mustang Baseball Club is requesting a variance to section 100-21 and be allowed to construct their building in Minor's Park on Eagle Lake Avenue without a principal structure.

Kevin Washburn, 630 Heron Drive, spoke for the Mukwonago Mustangs Baseball Club. He stated that the purpose for the storage/concession building was to store extra equipment and have water and other refreshments. He said other groups will be using the building, also. He said currently there are two big blue garbage cans which he makes sure the trash is all cleaned up before they leave. He said they have a big Spring and Fall clean up to maintain the fields.

Mike Sellenheim, 450 CTH NN East Unit 1, Chair for the Parks and Recreation Committee spoke in favor of the building and said that we have a three year agreement with the Town Recreation Department regarding maintenance to the fields. He would make sure all teams that use the park were told to check and clean up the fields after they use them.

Thomas Brandemuehl, Supervisor of Public Works, said his department would support the storage/concession building by putting down pad and gravel so people are not walking in water. He also said that the garbage is picked up twice a week.

Motion made by Tarr to grant the variance to the zoning ordinance section 100-21 and be allowed to construct a building for storage and concession in Minor's Park. Szejn wanted to

amend the motion to require another blue garbage can and continue the Spring and Fall Clean up. Szejn seconded the motion as amended.

Reasons for granting the variance are as follows:

1. No one appeared to object.
2. Concerns of the property were addressed
3. Village Board supports the building of the structure.
4. Supervisor of Public Works supports the construction.

Conditions of the variance for the construction of a storage/concession building in Minor's Park on Eagle Lake Avenue are as follows:

1. If not maintained, the Mukwonago Mustangs will be required to take the building down at their expense.
2. Clean up around the fields after the games by teams using the building.
3. No electrical wiring, no plumbing or heating will be added.
4. Add another blue garbage can.

Motion carried unanimously upon roll call vote.

Adjournment

Motion by Szejn/Tarr to adjourn the meeting at 7:00 p.m. carried unanimously.

Respectfully submitted,

Judith Taubert
Deputy Clerk

MINUTES OF THE REGULAR BOARD OF BUILDING AND ZONING APPEALS MEETING

Thursday, October 17, 2013

Call to Order

Deputy Clerk Judith Taubert called the meeting to order at 6:32 p.m.

Roll Call

Members Present: Sarah Szejn
Dave Mades
Jack Dexter
Ken Johnson
Chris Tarr

Also Present: Joseph Hankovich, Supervisor of Inspections/Zoning Administrator
Judith Taubert, Deputy Clerk

Selection of Acting Chairperson

The floor was opened at 6:34 p.m. for nominations to select an acting chairperson. Nominations closed at 6:35 p.m. Motion by Szejn/Mades to nominate Ken Johnson as acting chairperson carried unanimously.

Minutes

Motion made by Szejn/Tarr to approve the June 27, 2013 meeting minutes. Motion to approve the minutes carried unanimously.

200 S. Rochester St. Variance Request

Public hearing to consider a variance to Section 100-403 of the Village of Mukwonago Municipal Code to allow the operation of a restaurant at 200 S. Rochester St. with no on-site parking opened at 6:35 p.m.

Allen Buchholz, 110 Jefferson Street – Resident and Owner of Hanks Transportation spoke about his concerns regarding parking on the street in front of his house, late night parking and regarding Hanks Transportation that the buses have trouble getting around now what will it be like when there are more cars.

Dick Hill, 229 Lincoln Avenue – Resident is concerned that we have not addressed the extenuating circumstances and wants us to table this until the parking in the downtown area is revised.

Mark Weiss, S100W35655 Eagles Preserve Drive, Eagle – Owner of Half-Time Sports Grille. Explained that he is providing over what is needed for parking, he has never had any problems. There will be an embroidery store where high school and middle school kids will be able to come, so it will bring people to the downtown area. He is making a 100 yr old building better.

Scott Naber, 1248 River Park Circle West – Manager for the apparel store is looking forward to coming to the downtown,

Lt. Ken Pileggi, Mukwonago Police Dept. – Has safety concerns. Jefferson Street between Plank and Henry has 1 hour parking on the east side of the right-of-way, and he has concerns of the narrowness of the street. He recommends that the commercial side (west side) of Jefferson Street have No Parking because of ingress/egress openings for emergency parking. It would cause the downtown to lose 13 spaces.

Kay Johnson, 204 S. Rochester Street – Owner of Kays Academy of Dance is concerned with the safety of her students. She has several hundred students and she is very concerned that

there will be a bar next to her business where there is drinking, smoking and people will be looking in at her students.

Marty Johnson, W1797 Lake Road, Mukwonago – He is concerned with the Municipal Parking Lot that there is an increased hazard.

Mike Sellenheim, Village Trustee, 450 CTH NN E Unit 1 – Concerned with parking. Not sure of spots. Need better plan for parking. He said the STH 83 alternate route jurisdictional transfer should take about a year.

Dennis O'Bryan, Village Trustee, 169 Baron Rd. – He would like the parking issue put on hold until all the sub-committees give their blessing. He feels a smaller business would be more suited for that spot because of the parking issue. He feels a need for a downtown footprint which would allow so many parking spots for each business. He would like another public parking lot but that would mean taking down another business which the Village would lose revenue. He said a handicap ramp was approved across the street because there was a hardship because there was no space inside the building to allow all businesses to be connected. The building the Half-Time Sports Grille wants to move into does allow for a handicap ramp to be built inside.

Roger Walsh, 142 Oakland Ave. – He is a business owner in the downtown. Feels it is a good problem to have. The downtown is growing again. He said it will create a hardship for other businesses. He feels there should be parking agreement as long as there is a restaurant in the building. He was on the Highway 83 committee and the State Planner said there wasn't enough parking so, which is it?

Dave Hazenfield, W334S9462 Jericho Drive, Eagle – He is part-owner of the building in question. The building has been empty for 6 years and is deteriorating. They are fixing the building. Parking issues are a good thing to have. It is a positive thing to happen to the Village. It will bring people in.

Jim Green, W344S8865 Whitetail Dr, Eagle – He is part-owner of the building in question. Asks that they approve the variance with conditions if they have to.

Mark Weiss – Said that he would like to open on December 1st. He said that there is occupancy for 122 people and 41 cars plus 10 employees for a total of 51 parking spaces. He has enough parking with the agreement with Jay Campbell. He feels he meets the hardship because there is no on-site parking.

Public hearing closed at 8:15 p.m.

Consideration

Discussion: Szejn would like more information before she could support a motion. She would need a more detailed plan of operation, maybe a one-page plan with the hours of operations and hours of special events. Johnson asked if they should table this issue until a letter is brought back with the business plan of operations (the plan of operation was found in the handout). Tarr would also like more information on the plan of operations. There are other businesses involved, and their needs should be considered, as well. There are also safety concerns to be addressed. Mark Weiss said his hours are going to be 11:00 a.m. to midnight, and the issue of parking would mainly be on Friday nights and not the hours that he would be open.

Motion made by Dexter/Szejn to grant a variance to Section 100-403 of the Village of Mukwonago Municipal Code to Mark Weiss, Half Time Sports Grille, Inc., to allow the operation of a restaurant at 200 S. Rochester St. with no on-site parking. Motion by Szejn/Tarr to amend the motion to include reasons and condition. Reasons for granting the variance are:

1. Due to the site restrictions, the applicant cannot adhere to the current code and the applicant put forth a good parking plan in good faith.

2. Land removal by Wisc DOT caused a hardship.
3. A letter from a private lot owner allowing stalls to be used.

The conditions are:

1. There shall be no parking on the west side of Jefferson between Henry Streets and Plank Road. The one-hour parking on Henry St. and Plank Rd. shall be removed. Both matters shall be referred to the Judicial Committee for approval as a condition for safety concerns.
2. The applicant must adhere to the hours of operation of 11:00 a.m. to Midnight.

Motion carried unanimously upon roll call vote.

Motion by Johnson/Tarr to recess at 8:35 p.m. for five minutes carried unanimously.

Meeting Resumed at 8:40 p.m.

1226 Riverton Dr. Variance Request

Public hearing to consider a variance to Section 100-21 (2) of the Village of Mukwonago Municipal Code to allow the construction of an accessory structure without a principal structure on the property located at 1226 Riverton Dr. opened at 8:40 p.m.

Dick Hill, 229 Lincoln Avenue – Spoke in favor of granting the variance to allow a structure to house a generator.

Public hearing closed at 8:42 p.m.

Consideration

Motion by Tarr/Szejn to grant a variance to Section 100-21 (2) of the Village of Mukwonago Municipal Code to the Mukwonago Wastewater Treatment Facility to allow the construction of an accessory structure without a principal structure on the property located at 1226 Riverton Dr. Reasons for granting the variance are:

1. Three letters were received on 09/14/13 from Phil Krajnek, 1224 Riverton Drive who strongly supports the accessory structure, Glen Acuff, 1227 Riverton Drive who supports the project and John Somers, 1228 Riverton Drive who also supports the project. Another reason was that
2. There were no objections.
3. It is not contrary to public interest it is safer for the employees.

The condition is:

1. The structure shall be built according to the plans submitted.

Motion carried unanimously upon roll call vote.

Selection of Permanent Chairperson

Motion by Szejn/Mades to nominate Johnson as the Permanent Chairperson carried unanimously.

Adjournment

Motion by Szejn/Mades to adjourn the meeting at 9:12 p.m. carried unanimously.

Respectfully Submitted

Judith Taubert
Deputy Clerk

MINUTES OF THE REGULAR BOARD OF BUILDING AND ZONING APPEALS MEETING

Thursday, December 19, 2013

Call to Order

Chairman Johnson called the meeting to order at 6:30 p.m.

Roll Call

Members Present: Sarah Szejn
Dave Mades
Ken Johnson
Chris Tarr

Member Excused: Jack Dexter

Also Present: Alternate Ken Werner
Robert J Harley, Building Codes Official
Judith Taubert, Deputy Clerk

Minutes

Motion made by Szejn/Tarr to approve the October 17, 2013 meeting minutes. Motion to approve the minutes carried unanimously.

Public Hearing

Public hearing to consider an unspecified use permit to allow the operation of an auction services business at the property located at 507 Main Street, Suite B. Section 100-157 of the Mukwonago Municipal Code for B-2 does not list auction services as a use, the closest listing is a second hand store which is a conditional use in this district. The Public Hearing opened at 6:32 p.m.

Rick Hagenau, S44W33140 Connemara Drive, Dousman – Owner of Hagenau Auction Service LLC explained his plan of operation and the approximate hours that he would be holding auctions.

No one appeared to speak against the unspecified use permit.

Public hearing closed at 6:37 p.m.

Discussion: Mades asked questions regarding parking. Harley explained that with the size of the building, that they needed 6 spaces for parking. They have 2 spaces but there is street parking available. Tarr brought up a map on his computer showing that there are areas around the building to park. Szejn asked about noise and safety of having vehicles parked there which will be addressed in the motion. Hagenau said he had spoken to Zenelli's regarding the business and they were happy because it would bring in business to the restaurant.

Motion by Tarr/Werner to grant an unspecified use permit to Rick Hagenau, Hagenau Auction Service located at 507 Main Street, Suite B to allow the auction service.

Szejn amended the motion to include the following reasons and conditions.

Reasons for granting the Unspecified Use Permit are:

1. The unspecified use is similar to other permitted uses listed in the B-2 zoning.
2. It is a desirable service without undesirable impact.
3. Actual use is not listed in code book for B-2.
4. With conditions set it won't endanger safety.

5. Business caters to entire community.

The conditions are:

1. No outdoor storage.
2. No engines, machines or vehicles containing gas allowed in building.
3. No combustible materials, toxins, and anti-freeze would be preferred not on site on auction day.
4. No outdoor auctions on site.

Motion made by Mades to add an addendum to the motion to allow materials and solvents to clean building and products for repairing items sold to be kept in a fire safe cabinet on site in a well ventilated area. Motion by Tarr/Werner to amend original motion to allow a motor vehicle (car or truck) to be on site during hours of the auction limited to one vehicle – not to be stored on premises over night. Motion carried unanimously upon roll call vote.

Adjournment

Motion by Tarr/Mades to adjourn the meeting 7:18 p.m. carried unanimously.

Respectfully Submitted

Judith Taubert
Deputy Clerk