

MINUTES OF RENSSELAER BOARD OF ZONING APPEALS:

Thursday, November 20, 2025 at 6:30 pm CT

I. Call to Order:

The Rensselaer Board of Zoning Appeals met on Thursday November 20, 2025 in City Hall Council Chambers. BZA Chairman Stan Haines called the meeting to order at 6:31 PM CT. Building Commissioner Hall was asked to proceed with roll call.

II. Roll Call:

Present: Chairman Stan Haines, Mike Lyons, Chad Gutwein (virtual), City Attorney Todd Sammons (virtual), Commissioner Hall

Absent: Vice-Chair Sean Cawby, Craig Hewitt

Guests: David and Julie Malone, Scott Malone

III. Review and Approval of Past Minutes:

Chairman Haines presented the minutes from the last BZA Meeting, held on Thursday, October 16, 2025. Motion to approve was made by Lyons, seconded by Haines. **Motion Passed.**

IV. New Business:

V. Old Business:

A. BZA-02-2025 Variance of Developmental Standards – David & Julie Malone

Mr. Malone returned for his business from last meeting. He provided renderings of the proposed building. He pointed out that there may be a potential issue regarding the height of the building and that he would be fine with a 3/12 pitch. A 4/12 pitch would result in a 21'6" building, but a 3/12 would result in a 19" building. Chairman Haines and Lyons stated that they had no issues with the proposed heights. Gutwein asked if the neighbors were aware of the height, as none attended this meeting. Mr. Sammons stated that the height was specifically addressed at the last meeting, which was one reason the petition was continued to the next one, and that those in attendance at that time were aware of the continuance to this one. Mr. Malone concurred. Chairman Haines asked Commissioner Hall to read each relevant paragraph of the zoning ordinance for approval:

A. The approval will not be injurious to the public health, safety, morals, and general welfare of the community;

Motion to approve by Lyons, Seconded by Haines. **Motion Passed.**

b. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner;

Motion to approve by Lyons, Seconded by Haines. **Motion Passed.**

c. The strict application of the terms of this Ordinance will result in practical difficulties in the use of the property;

Motion to approve by Lyons, Seconded by Haines. **Motion Passed.**

d. There are exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply generally to the other property or class of use in the same vicinity and district;

Motion to approve by Lyons, Seconded by Haines. **Motion Passed.**

e. Such variances are necessary for the preservation and enjoyment of a substantial property right possessed by other. property in the same vicinity and district but which is denied to the property in question; and

Motion to approve by Lyons, Seconded by Haines. **Motion Passed.**

f. That the granting of such variance will not alter the land use characteristics of the vicinity and district, or increase the congestion in the streets.

Motion to approve by Lyons, Seconded by Haines. **Motion Passed.**

Chairman Haines entertained a motion for final approval, made by Lyons, seconded by Haines, and asked Commissioner Hall for a roll call vote.

Ayes: Stan Haines, Mike Lyons

Nays: Chad Gutwein

Motion Approved.

VI. Public Comments:

None to Report.

VII. Adjournment:

With no other business before the board, Chairman Haines entertained a motion to adjourn the meeting. Motion made by Lyons, seconded by Haines. **Motion Passed.** Meeting adjourned at 6:41 PM CT

Next Meeting: Tentative for Thursday, December 18, 2025

Minutes Prepared by: Jacob Hall, Building Commissioner