

**MINUTES OF  
RENSSELAER BOARD OF ZONING APPEALS**

**Thursday, February 15, 2024 at 6:30 pm CT**

**I. Call to Order:**

The Rensselaer Board Of Zoning Appeals met on Thursday, February 15, 2024 in City Hall Council Chambers. BZA Chairman Stan Haines called the meeting to order at 6:30 PM CT. Building Commissioner, Joshua Davis, was asked to proceed with roll call.

**II. Roll Call:**

**Present:** Chairman - Stan Haines, Vice-Chair - Sean Cawby, Secretary - Rob Dobson, Craig Hewitt, Attorney Todd Sammons & Building Commissioner (BC) Joshua Davis

**Absent:** Chad Gutwein

**Guests:** Reporter Bob Schenk, Eric & Jennifer Tillema, & Chrissy Martin.

**III. Review and Approval of Past Minutes:**

Chairman Haines presented the minutes from the last BZA Meeting, held on Thursday January 18<sup>th</sup>, 2024. Motion to approve was made by Cawby, seconded by Rob Dobson. **Motion Passed.**

**V. Old Business:**

Chairman Haines asked BC Davis to give an update on R & M Wholesale property. BC Davis said it is still in the construction design phase.

**V. New Business:**

**A. Public Hearing on Petition 2024-01: Tillema Variance from Development Standards**

Chairman Haines opened the hearing for discussion of Tillema's Petition to build a house and accessory structure higher than the maximum district standard. Eric Tillema presented their building plans to the board, and answered general questions. Jeff Wood, an adjacent property owner, addressed the board to express the neighborhood's enthusiasm for the Tillema's plans. There was general discussion among the board and BC Davis about the height restrictions for the RS Zone, in the other properties in that area.

Chairman Haines then closed the hearing to vote on the six variance requirements.

Cawby made a motion to approve paragraph A) seconded by Dobson. **Motion Passed.**

Cawby made a motion to approve paragraph B) seconded by Dobson. **Motion Passed**

Cawby made a motion to approve paragraph C) seconded by Dobson. **Motion Passed**

Cawby made a motion to approve paragraph D) seconded by Dobson. **Motion Passed**

Cawby made a motion to approve paragraph E) seconded by Dobson. **Motion Passed**

Cawby made a motion to approve paragraph F) seconded by Dobson. **Motion Passed**

Chairman Haines then asked the members to approve the variance with the following conditions:

The primary structure had a maximum height of 30 feet, and the accessory structure had a maximum height of 25 feet. A roll call vote was then taken **Motion Passed 4-0-1**

Haines- yes, Cawby- yes, Dobson- yes, Hewitt- yes, Gutwein- absent

### **B. Motion to have APC review the District Standards**

There was a motion by Dobson for the BZA to petition the APC to review the development standard of the RS Zone. Seconded by Cawby **Motion Passed**

### **VI. Adjournment:**

With no other business before the board, Chairman Haines entertained a motion to adjourn the meeting. Motions made by Cawby, seconded by Hewitt.

**Motion Passed.** Meeting adjourned at 6:53 PM CT

**Next Meeting:** Thursday, March 21<sup>st</sup>, 2024 @ 6:30 PM CT

**Minutes Prepared by:** Chrissy Martin, BD Admin Assistant