

**MINUTES OF REGULAR MEETING - MARCH 25, 2009  
TOWN OF ST. JOHN BOARD OF ZONING APPEALS  
10955 WEST 93<sup>RD</sup> AVENUE**

**BOARD MEMBERS:**  
Jim Maciejewski  
Peter Monix  
Dan Morang  
Joe Wachowski  
Ken Schneider

**STAFF:**  
Attorney Tim Kuiper

**CALL TO ORDER:**

Ken Schneider chaired the meeting of March 25, 2009, and called it to order at 7:00 p.m.

(The Pledge of Allegiance was said.)

**ROLL CALL:**

Roll call was taken with the following Board members present: Ken Schneider, Peter Monix and Dan Morang. Jim Maciejewski and Joe Wachowski were absent. Attorney Tim Kuiper was also present.

**ELECTION OF OFFICERS:**

Mr. Schneider stated the election of officers would be deferred until the next meeting when the full board was present.

**APPROVAL OF MINUTES - OCTOBER 22, 2008**

Peter Monix made a motion to accept and pass the minutes of the October 22, 2008, meeting as circulated. Dan Morang seconded the motion. The motion was unanimously carried by voice vote (2/0/1). Ken Schneider abstained from the vote.

**NEW BUSINESS:**

- A. JIM & RHONDA CANNON - 8167 WICKER AVENUE  
TRINITY CORP. - DEVELOPMENTAL TECHNICAL  
VARIANCE

Jim and Rhonda Cannon, Petitioners, appeared before the Board with William Putz, Trinity Corporation, seeking two

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developmental technical variances for 8167 Wicker Avenue. The variances sought were related to the size of the proposed building as well as the use of brick.

Mr. Putz informed the Board that the Petitioners reside next to their business, a pawn shop, that was built approximately ten years ago. The property, which is one lot, consists of approximately four and one-half acres. The Petitioners are proposing adding a garage at the back of the property to store antique cars.

(Mr. Putz submitted pictures to the Board)

Mr. Putz stated that the strict application of the Town's ordinances does not allow for the construction of an additional garage of this size at this location. The size of the proposed building is 60x44. Per the Town's ordinance, the building is also required to be constructed of brick. Mr. Putz stated that the location of the proposed garage would be behind the existing residence and not visible from Route 41. He stated the proposed garage would be of similar style to the home and pawn shop, which is brick, cedar and/or vinyl. Mr. Putz stated it would create a hardship for the Petitioners to erect an all brick building.

Mr. Putz stated the garage would be personal and private use only. No business would be conducted on the premises. The use of the building is solely for restoring and storage of Petitioners' antique cars. The building would also include a small office and a bathroom. There would be no living quarters.

Attorney Kuiper stated that notifications in the newspaper and notices to the adjacent landowners were in order.

(General discussion ensued.)

Ken Schneider opened floor for a public hearing. There was no public comment. Ken Schneider closed the floor to public comment and brought the matter back before the Board.

(General discussion ensued.)

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Ken Schneider suggested a motion for approval of the variances to allow the accessory building to be constructed as shown on the plans with half brick, in lieu of meeting the Town's complete brick construction ordinance, to allow this accessory building/multi-car garage in a C-1 zoning district for personal use only and with an office and bathroom for private use only. Dan Morang moved on the motion. Peter Monix seconded the motion.

A roll call vote was taken. Ken Schneider - yes; Peter Monix - yes; Dan Morang - yes. The motion was unanimously carried by roll call vote (3/0).

**OLD BUSINESS:**

There was no Old Business.

**ANY AND ALL:**

Attorney Kuiper, again, noted for the record that the election of officers would be carried over to the next regular meeting.

**ADJOURNMENT:**

(The meeting was adjourned at 7:27 p.m.)

A TRUE COPY

  
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SUSAN E. WRIGHT, RECORDING SECRETARY  
ST JOHN PLAN COMMISSION