



BOARD OF APPEALS
February 25, 2026

MINUTES

1. Call to Order

Preston Jones served as the Chairman. The meeting was called to order at 4:00 PM.

2. Roll Call

Present: Randall Ammerman, Preston Jones, Roger Russove and Jayne Rulseh. Also Present: Melissa Carey, Applicant, Greg Gill, Matt Heckenlaible and Adam Taylor, Zoning Administrator.

3. Statement of Public Notice

Mr. Taylor confirmed the statement of public notice.

4. Public Hearing

The applicant presented an overview of the application and the request to construct an accessory structure in the front yard, for the purpose of protecting the wastewater sampling units.

Mr. Taylor explained the staff's findings.

Chairman Jones opened the public hearing. The Chairman called for public comment. Matt Heckenlaible voiced his opinion from the perspective of the City's Engineering Department. He believes the structure is necessary because of the high strength waste. The holding tank is required for sampling on Wilson Street. The city can appropriately charge them with this in place. He recommended that the variance is granted.

The Chairman made a second call for public comment. Adam Taylor presented a written complaint that was submitted by a nearby resident. The written comments do not show disagreement with the variance; however, they are concerned about dumpsters, trash, and equipment being stored on the lot.

At the end of the third call, the public hearing was closed.

6. Action to be Taken

The Board discussed the alternatives available to the board and the request of the applicant. The accessory structure will be no larger than 12'x12', and will be placed approximately 9' from the curb. It was discussed that the lot is in a unique location, and because of the wastewater location, the Wilson Street front yard is the most optimal location. The discussion included that the public interest would remain protected and wouldn't obscure anyone's view of traffic.

A motion was made to grant the variance as requested.

Motion made by Mr. Russove and seconded by Mr. Ammerman.

Roll call vote.

Voting Yes: Ammerman, Jones, Russove, and Rulseh

Motion carried.

7. Adjournment

Motion by Mr. Russove and seconded by Ms. Rulseh to adjourn at 4:10 PM.