

**CITY OF HASTINGS  
ZONING BOARD OF APPEALS  
MEETING MINUTES  
January 17, 2023**

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1. Call to Order: Chair Maurer Called the Meeting to Order at 7:00 PM

2. Roll Call -- Members Present: Baker, Buehl, Furrow, Maurer  
Members Absent: Dickinson  
Alternates Present: Anger – arrived at 7:03 PM  
Alternates Absent: None  
Staff Present: King

3. Pledge of Allegiance.

4. A. Maurer empaneled Anger

4. B. Approval/Additions/Deletions to Agenda.

Maurer added the Conflict of Interest Statement as New Business Item A.  
Maurer added a hold the date for the March meeting regarding election of officers and possible Planning Consultant training as New Business Item B.

Motion by Furrow, second by Buehl to approve the agenda as amended.

All ayes.

Motion Carried.

5. Approval of the Minutes – September 20, 2022 Meeting.

Motion by Buehl, second by Furrow to approve the minutes of the September 20, 2022, ZBA Meeting.

All ayes.

Motion Carried.

## 6. Public Hearings:

King introduced the variance request from Kevin Anderson for property located at 221 E. Clinton Street. Mr. Anderson has requested a variance from Section 90-314 (b)(2) and 90-314 (b)(4) regarding front yard and rear yard setbacks. Mr. Anderson is requesting a front yard setback of 19' and a rear yard setback of 19' to allow construction of a two-family dwelling. King stated the public hearing has been properly noticed in the Hastings Banner and property owners within 300' have received letters informing them of the public hearing content, date, location, and time.

Maurer opened the public hearing at 7:12 p.m.

Kevin Anderson discussed his request and read the answers to questions pertaining to the variance request.

Joseph Vann of 328 E. Clinton inquired about the lot coverage and questioned whether it conforms to the district regulations. King stated in the affirmative.

William Cusack, representing St. Rose Church, stated that he is in favor of the ZBA granting the variance due to the shortage of housing options in the City of Hastings.

Maurer closed the public hearing at 7:30 p.m.

Motion was made by Anger and supported by Furrow that the variance will not be a substantial detriment to adjacent property and the surrounding neighborhood and such variance will not impair the public health, safety, or welfare, or the intent and purpose of the Zoning ordinance.

Roll call vote:

Ayes: Anger, Baker, Buehl, Furrow, Maurer

Nays: None

Motion carried.

Motion was made Buehl and supported by Baker that there are exceptional or extraordinary circumstances or conditions applying to the property or the intended use of the property that do not apply generally, to other properties in the same zoning classification and that such variance is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and in the vicinity of the subject property.

Roll call vote:

Ayes: Anger, Baker, Buehl, Furrow, Maurer

Nays: None

Motion Carried.

The applicant, Kevin Anderson, has been approved for the requested variances.

8. New Business:

- A. Maurer requested the members to complete the Conflict of Interest Statement and return to either King or the Clerk's department
- B. Maurer requested the members to hold the regularly scheduled March ZBA meeting date to conduct the annual election of officers and a possible training session by the Planning Consultant.

9. Public Comments: (None)

10. Board Comments: None

Motion by Furrow with support from Anger to adjourn the meeting.

All ayes. Motion carried. Meeting was adjourned at 7:44 p.m.

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Thomas Maurer - Chair

Recording Secretary - King