

**CITY OF HASTINGS  
ZONING BOARD OF APPEALS  
MEETING MINUTES  
March 15, 2022**

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

2. Roll Call -- Members Present: Furrow, Maurer  
Members Absent: Baker, Buehl, Dickinson  
Alternates Present: Anger, Resseguie  
Alternates Absent: None  
Staff Present: Harvey, King

3. Pledge of Allegiance.

4. A. Maurer empaneled Anger and Resseguie

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

Motion by Resseguie, second by Furrow to approve the agenda as presented.

All ayes.

Motion Carried.

5. Approval of the Minutes – November 16, 2021 Meeting. Accept and place on file minutes of January 4, 2022, February 7, 2022, and March 7, 2022 Planning Commission Meetings.

Motion by Anger, second by Furrow to approve the minutes of the November 16, 2022 ZBA Meeting and accept Planning Commission meeting minutes from January 4, 2022, February 7, 2022, and March 7, 2022 and place on file.

All ayes.

Motion Carried.

6. Public Hearings: (None)

7. Old Business: (None)

8. New Business:

A. 2022 Election of Officers.

Motion by Resseguie, support from Furrow to nominate Maurer as Chair.

All ayes.

Motion Carried.

Motion by Resseguie, support from Maurer to nominate Furrow as Vice-Chair.

All ayes.

Motion Carried.

Motion by Resseguie, support by Furrow to nominate Buehl as Secretary.

All ayes.

Motion Carried.

B. Planning Consultant Harvey ZBA Training Session.

Rebecca Harvey presented a ZBA training session via PowerPoint. The training session was comprehensive and generated many questions and a robust discussion.

9. Public Comments: (None).

10. Board Comments: (None)

11. Adjournment

Motion by Resseguie, second by Anger, to adjourn at 9:06 pm.

All ayes.

Motion carried.

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Thomas Maurer – Chair

Recording Secretary - King

**CITY OF HASTINGS**  
**ZONING BOARD OF APPEALS**  
**MEETING MINUTES**  
August 16, 2022

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1. Call to Order: Chair Maurer Called the Meeting to Order at 7:01 PM

2. Roll Call -- Members Present: Baker, Maurer  
Members Absent: Buehl, Dickinson, Furrow  
Alternates Present: Anger, Resseguie  
Alternates Absent: None  
Staff Present: King

3. Pledge of Allegiance.

4. A. Maurer empaneled Anger and Resseguie

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

Motion by Anger, second by Resseguie to approve the agenda as presented.

All ayes.

Motion Carried.

5. Approval of the Minutes – March 15, 2022 Meeting. Accept and place on file minutes of April 4, 2022, May 2, 2022, June 6, 2022, and August 1, 2022 Planning Commission meetings.

Motion by Resseguie, second by Baker to approve the minutes of the March 15, 2022, 2022 ZBA Meeting and accept Planning Commission meeting minutes from April 4, 2022, May 2, 2022, June 6, 2022 and August 1, 2022 and place on file.

All ayes.

Motion Carried.

## 6. Public Hearings:

To hear comments and make a determination on a variance request from One Eighty Investments, LLC of 136 W. Center Street to allow construction of a six-foot high fence to within two feet of the front yard sidewalk.

Maurer opened the public hearing at 7:07 p.m.

Tammy Waller, representing the applicant One Eighty Investments, LLC, stated that the current landscape screen has been in existence for decades. The current landscape screen extends to the edge of the sidewalk and is well over six feet in height. Installing a six foot privacy fence would decrease the size of the current non-conformity as well as begin the privacy fence to within two feet of the sidewalk. Due to the root system of the current landscape screen, underground infrastructure such as water and sewer laterals are at risk of being compromised. Due to the nature of the current landscape screen, replacing the screen with a six foot privacy fence would allow for the preservation and enjoyment of a substantial property right in the same zoning district.

King stated that as Zoning Administrator, reducing the size of the current landscape screen could be interpreted as a reduction in the size of a the legal nonconforming status, the change in the type did not allow for administrative approval of the fence permit request.

King also read aloud an email received from Mark Kolanowski, President/ CEO of Highpoint Community Bank stating he has no issues with the variance request.

Maurer closed the public hearing at 7:36 p.m.

Motion was made by Resseguie and supported by Baker 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, welfare, or the intent and purpose of the Zoning Ordinance

Roll call vote:

Ayes: Anger, Baker, Maurer, Resseguie

Nays: None

Motion carried.

Motion was made Resseguie 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.

Roll call vote:

Ayes: Anger, Baker, Maurer, Resseguie

Nays: None

Motion Carried.

Motion was made by Anger and supported by Resseguie 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 and in the vicinity of the subject property.

Roll call vote:

Ayes: Anger, Baker, Maurer, Resseguie

Nays: None

Motion Carried.

The applicant, One Eighty Investments, LLC has been approved for the requested variance.

9. Public Comments: (None)
10. Board Comments: Maurer requested to add staff comments to the agenda. Maurer also requested a review of the By-Laws and Rules of Procedure.

Motion by Anger and supported by Resseguie to adjourn the meeting.

All ayes.

Motion carried.

Meeting was adjourned at 7:55 p.m.

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Thomas Maurer – Chair

Recording Secretary - King

**CITY OF HASTINGS  
ZONING BOARD OF APPEALS  
MEETING MINUTES  
September 20, 2022**

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1. Call to Order: Vice-Chair Furrow Called the Meeting to Order at 7:01 PM
  
2. Roll Call -- Members Present: Baker, Buehl, Dickinson, Furrow  
Members Absent: Maurer  
Alternates Present: Anger, Resseguie  
Alternates Absent: None  
Staff Present: King
  
3. Pledge of Allegiance.
  
4. A. Furrow empaneled Resseguie
  
4. B. Approval/Additions/Deletions to Agenda.  
  
Motion by Resseguie, second by Furrow to approve the agenda as presented.  
  
All ayes.  
  
Motion Carried.
  
5. Approval of the Minutes – August 16, 2022 Meeting.  
Dickinson stated the minutes were dated September 16, 2022 and not August 16, 2022. King to correct the date.  
  
Motion by Buehl, second by Dickinson to approve the minutes as amended of the August 16, 2022, ZBA Meeting.  
  
All ayes.  
  
Motion Carried.

## 6. Public Hearings:

King introduced the variance request from the Hastings Church of the Nazarene/Barry County YMCA. The applicant has requested a variance Section 90-859 (a) (2) to allow construction of a four-foot-high fence within the secondary street front yard from two feet from the property line and a variance from Section 90-831 (a) (4) to allow placement of structure(s) which exceed 36" in height in the required secondary front yard.

King instructed the applicant on the procedures and conditions the Zoning Board of Appeals must approve as part of the deliberation process.

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

Furrow closed the public hearing at 7:15 p.m.

Scott Allerding, representing the applicant, presented the request and read the answers to questions pertaining to the variance request.

Dickinson asked for clarification of the definition of the required secondary front yard. King, as Zoning Administrator, provided the information.

Motion was made by Resseguie and supported by Dickinson 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: Baker, Buehl, Dickinson, Furrow, Resseguie

Nays: None

Motion carried.

Motion was made Resseguie and supported by Furrow 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.

Roll call vote:

Ayes: Baker, Buehl, Dickinson, Furrow, Resseguie

Nays: None

Motion Carried.

Motion was made by Resseguie and supported by Furrow 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 and in the vicinity of the subject property.

Roll call vote:

Ayes: Baker, Buehl, Dickinson, Furrow, Resseguie

Nays: None

Motion Carried.

The applicant, Hastings Church of the Nazarene/Barry County YMCA has been approved for the requested variances.

9. Public Comments: (None)

10. Board Comments: None

Meeting was adjourned at 7:39 p.m.

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Mandy Furrow– Vice- Chair

Recording Secretary - King