

**Proposed Zoning Board of Appeals Minutes  
May 19, 2010**

David Rhodabeck called the meeting to at order at 6:00 p.m. in the City Hall Council Chambers.

Members present: Steven Laux, David Rhodabeck and Kendra Dibble  
Members absent: Randy Gregg and Rick Bishop

Also present: Peter Preston, Zoning Consultant for the City of Laingsburg and Paula Willoughby, Zoning Administrator.

Applicant: United Methodist Church of Laingsburg, 210 Crum Street.

There was no public comment.

Moved by Laux, seconded by Dibble to approve the minutes of April 23, 2008, as presented. Motion carried.

Moved by Laux, seconded by Dibble to open the public hearing to receive public input. Motion carried.

The following is a list of who was present and signed in for the public hearing: Clint Hawks, Dawn Dulworth, Rev. Elbert Dulworth, Don McDonald, Todd Wolff, Kristi McConnell and Jeff Parker representing Jeff Parker Architects.

The Board of Appeals will consider a request for expansion of a non-conforming structure and a variance request from the United Methodist Church, parcel number 022-43-000-024-00, more commonly known as 210 Crum Street. The applicant is seeking an expansion of a non-conforming structure as the existing structure is currently setback 11.6' from the road right-of-way where 25' is required. The petitioner desires to reconstruct a portion of the structure after demolition and to newly construct an addition with a setback of 11.6' where 25' is required.

Pete Preston presented a staff report to the Board explaining the options before them. Jeff Parker, architect explained that the current sanctuary was built in the days of Abraham Lincoln and that the foundation was crumbling. The Church has investigated ways to preserve and repair, no of which have panned out. Therefore the only option available was to rebuild.

Moved by Laux, seconded by Dibble to close the public hearing. Motion carried.

Moved by Laux, seconded by Dibble to approve the request from the United Methodist Church for expansion of a non-conforming structure and use and variance from the required front yard setback and lot coverage requirements for new construction based upon the following reasoning and conditions:

The proposal satisfies the basic findings as set forth in Section 1004 and 1104 of the Ordinance. The expansion of the non-conforming use and structure is approved based on consideration of the hardship caused by deterioration of an old building, and the continued use of the property as a Church, and the use of the property is a benefit to the general public and community.

Motion carried.

Moved by Laux, seconded by Dibble to adjourn. The motion was unanimous and the meeting adjourned at 6:15 p.m.

Paula Willoughby  
Deputy City Clerk