

**Proposed Zoning Board of Appeals Minutes  
November 30, 2011**

City Clerk, Lana Kaiser, called the meeting to at order at 7:00 p.m. in the City Hall Council Chambers.

Members present: Kendra Dibble, Randy Gregg, Steven Laux, and Lawrence C. Sparkes.  
Members absent: Rick Bishop.

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

The audience was afforded an opportunity for public comment. There was none.

Moved by Gregg, seconded by Laux to approve the minutes of July 27, 2010, as presented. Motion carried.

Moved by Sparkes, seconded by Laux to nominate Randy Gregg as Chairman of the Zoning Board of Appeals. Motion carried.

Randy Gregg formally accepted the position of Chairman of the Zoning Board of Appeals and took over chairing the meeting at this point.

The Board of Appeals considered a variance request from Scott and Julie Hancock, 720 Josie Lane, to permit the construction of an accessory structure (30' x 40" pole barn) between the principal structure and the public road right-of-way. The property is approximately 40 acres and located in the northern portion of Pingree Hills Subdivision.

A public hearing commenced to receive public input regarding the variance request for 720 Josie Lane.

There was no one in the audience but the applicant, Scott Hancock and his minor son.

The Zoning Board of Appeals members discussed the variance request with Scott Hancock.

Moved by Dibble, seconded by Laux to approve the request from Scott and Julie Hancock for a variance from Section 406.A of the City of Laingsburg Zoning Ordinance, to allow construction of an accessory structure closer to the public road right-of-way than the principal structure based on the following reasoning:

The topography of the property creates a hardship for construction of an accessory building on the north side of the property.

Being that the property is 41 acres it is extremely unique within the city limits of Laingsburg. It appears to be a reasonable use of property of this size.

The applicants have requested minimum 75 feet of building the structure from the principal residence.

It does not appear that the variance would cause substantial adverse impact on surrounding properties. The structure will be far removed from neighboring properties.

The applicants are the owners of the property.

Motion carried.

Scott Hancock thanked the Zoning Board of Appeals for their consideration.

With no further business to come before the Zoning Board of Appeals, Sparkes moved to adjourn and was seconded by Dibble. The motion and carried and the meeting adjourned at 7:28 p.m.

Lana Kaiser  
City Clerk