

**PROCEEDINGS  
OF  
THE ZONING BOARD OF APPEALS MEETING  
FOR THE  
CITY OF LOWELL  
MONDAY, MAY 1, 2023, 7:00 P.M.**

1. **CALL TO ORDER; PLEDGE OF ALLEGIANCE; ROLL CALL.**

Chair Salzwedel called the Meeting to order at 7:00 p.m. and City Clerk Sue Ullery called roll.

Present: Boardmembers Leah Groves, Cliff Yankovich, Jim Salzwedel, Mayor DeVore, Marty Chambers.

Absent: None.

Present: City Clerk Sue Ullery, DPW Director Dan Czarnecki, City Manager Michael Burns, Chief of Police Chris Hurst and City Attorney Jessica Wood.

2. **APPROVAL OF THE CONSENT AGENDA.**

IT WAS MOVED BY DEVORE and seconded by GROVES to approve the agenda as written.

YES: Boardmember Groves, Mayor Devore, Boardmember Yankovich, Boardmember Salzwedel, Boardmember Chambers.

NO: None.

ABSENT: None.

MOTION CARRIED.

3. **CITIZEN COMMENTS FOR ITEMS NOT ON THE AGENDA.**

There were none.

5. **NEW BUSINESS.**

a. Public Hearing – Variance Request – 2212 Gee Drive.

Andy Moore with Williams & Works provided background stating Bernie and Carolyn Diekevers have applied for a variance to allow for an accessory building on their property located at 2212 Gee Drive. Section 4.08 of the Zoning Ordinance limits the size of detached accessory buildings to 1,200 square feet in area for lots with greater than 9,000 square feet and the applicant is seeking to build an accessory building of 2,000 square feet in area. Variances can only be approved where the Board of the Zoning Appeals finds that the standards of Section 21.04, B. of the Zoning Ordinance are met. The applicants are seeking to construct a new detached accessory building on the property. According to the application, the building would be used to house a boat, equipment storage, and a regulation basketball ½ court for presumably personal recreational purposes. Moore noted this is a public hearing.

Carolyn Diekevers then spoke and explained their intent for the accessory building.

Moore than reviewed the 6 standards that all must be met to grant the variance.

The Zoning Board of Appeals members had no issues with any of the 6 standards and felt that all the standards are being met. There were no questions.

Chair Salzwedel suggested that the Planning Commission revisit their standards (specifically Section 14.08) for possibly revising the size of the building allowed per the size of the lot.

Chair Salzwedel then opened the Public Hearing.

Michael Pirok who resides at 2146 Gee Drive what the building was for and where it is placed.

Herb Vanderbilt who resides at 2204 Gee Drive concerned the building will look commercial.

Moore noted the Diekevers will have the accessory building match their house and that is a requirement of our City Ordinance as well.

Perry Beachum who resides at 924 Riverside Drive stated he is in support of it, would like any concerns resolved tonight so the Diekevers do not have to wait.

Boardmember Yankovich appreciates the two people who spoke and felt that both their concerns were explained and are not an issue.

Chair Salzwedel then closed the Public Hearing.

IT WAS MOVED BY CHAMBERS and seconded by DEVORE that the Lowell City Zoning Board of Appeals approve the variance application for 2212 Gee Dr. finding that all six standards are met.

YES: Councilmember Chambers, Councilmember Groves, Mayor DeVore, Councilmember Salzwedel, and Councilmember Yankovich.

NO: None.

ABSENT: None.

MOTION CARRIED.

## 6. ADJOURNMENT.

IT WAS MOVED DEVORE and seconded by CHAMBERS to adjourn @ 7:27 p.m.

DATE:

APPROVED:

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Mike DeVore, Mayor

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Sue Ullery, Lowell City Clerk