

VILLAGE OF AVISTON
MINUTES OF THE ZONING BOARD MEETING HELD ON:
Tuesday, August 29, 2023

The regular monthly meeting of the Aviston Zoning Board was called to order at 7:02 p.m. on August 29, 2023, at the Village Hall by Mike Engel. In attendance were Mike Engel, Clayton Renth, Amelia Morgan, Terry Tebbe, Rick Zobrist, Zachary Meyer, Village Administrator Dave Trame and Irma Deimeke. Pledge of Allegiance was recited by all.

1. GUESTS: Zachary Tebbe, Jeff & Nancy Woltering, Matt Netemeyer, Curt Albers

2. AGENDA:

A motion to approve the agenda was made by Amelia Morgan and seconded by Rick Zobrist. Motion carried.

3. MINUTES:

Minutes of the July 2023 meeting were available for all to review. A motion to approve the minutes was made by Clayton Renth and seconded by Amelia Morgan with a change stating 'Zoning Administrator' vs. 'Village Administrator' for Dave Trame. Motion carried.

4. NEW BUSINESS:

a) Change of Use Requirements: Mike Engel initiated the discussion as to how do we act on a change of use of a structure in all particular zones, for instance, what would be required if a home owner proposes to change from a single-family unit to multiple-family rental or a wood shop wants to sell to an owner who wants to put a restaurant in a building.

Para 14-9-1, in part, controls the use of land and the use thereof in the village. It states, "...no lot shall be created, no land shall be developed, no new use, or structure shall be established or erected, and no existing use or structure shall be enlarged, extended, altered, relocated or reconstructed until Certificate of Zoning Compliance has been issued."

Thus, the procedure is the person proposing a change to the use of an existing structure would fill out an application for initial Certificate of Zoning Compliance (detailing any changes of use, alterations, etc.) The zoning administrator would then renew the application for zoning compliance. Any noncompliance issues would need to be addressed before issuing a final Certificate of Zoning Compliance.

The question then is should the requirement for sealed construction documents apply to interior building alterations when the use of a structure changes. Currently, construction of new buildings requires such documents. The zoning board does not see a requirement currently for such documents.

b) Storm Water Management Plan – Mike Engel provided a copy of the DRAFT plan for comments.

5. OLD BUSINESS:

a. Current permits: Zoning Administrator, Dave Trame reported: August permits issued: 8 – Miscellaneous, 1 – Accessory Use, 1- Commercial Structure. Totals for 2023 are: 38 – Miscellaneous, 7 – accessory use, 2 – residential addition, 1 – permit extension, 1 – commercial structure.

b) Follow-up: Fence – Matt Maple. Dave Trame reported that Mr. Maple was informed that if it is not moved by the end of the month, citations will be issued.

6. OTHER BUSINESS: Jeff Woltering stated that he wants to rezone an area currently in AR-1 located north of the Dollar General property. This will require planned development procedures. As a minimum, a public hearing will need to be done for rezoning and the initial plat which could be done simultaneously. Mr. Woltering will let us know when he is ready to proceed.

7. A motion to adjourn the meeting at 8:13 p.m. was made by Clayton Renth, seconded by Zachary Meyer. Motion carried.

Irma Deimeke