

Minutes
Building Board of Appeals
Ground Floor Conference Room
Tuesday, February 28, 2017, 8 a.m.

Members Present

Liz Squyer, Terry Kelley, Allison Dvorak, Jarrod Smart

Members Absent

Dave Van Niewehuizen

Guests Present

Tom Monnin, Cindy Monnin, Dennis Clark, Dean Lanier, and Butch Warrington

Approval of Minutes of Last Meeting


A motion was made by Mr. Smart and a second was made by Ms. Squyer to approve the minutes of February 21, 2017. Yeses, 4. Noes, 0.

New Business

Appeal 2-2017. The meeting was called to order by acting chair Terry Kelley. Tom and Cindy Monnin was present to propose a development of 17 twin homes consisting of 34 dwelling units, to be located to the west of South Marion Road to be accessed off of a private drive on West 38th Street. The proposed development is land locked and is not provided with a second access for fire or emergency purposes. Dean Lanier of the Fire department specified that the Fire Code requires all of the structures to be protected by an automatic fire extinguishing system in a development of one- and two-family dwellings which exceeds 30 dwelling units and is not provided with two separate means of accessing the development. The Monnins requested that the Board accept the 34 dwelling units within the development without automatic fire extinguishing systems based on two twin homes or 4 dwelling units which can be accessed for fire and emergency purposes directly off of Marion Road. Various discussion occurred concerning the access road width, the possibility of parking on the private drive that could impede fire access, and obstructions that could occur on the four units adjacent to Marion Road which also could impede fire access from the Marion Road right of way.

A motion was made by Mr. Smart with a second by Ms. Squyer to allow the 2 building or 4 units to be accessed off of 38th Street without the requirement of an automatic fire extinguishing system for the remaining 30 units within the development. Additional discussions resulted in an amendment to the main motion by Mr. Smart with a second by Ms. Squyer to additionally stipulate that any obstructions such as fencing would not be allowed on the two buildings or four dwelling units immediately adjacent to Marion Road to the east. Said

amendment to the motion passed unanimously. An additional amendment by Ms. Dvorak with a second by Ms. Squyer to stipulate that off street parking is limited to the north side of 38th Street and the developer is responsible for the posting of the south side of 38th street with signage stating, "FIRE LANE-NO PARKING". The amended motion passed unanimously. Upon calling the main motion with amendments the Yeses were 4 and the Noes were 0. The motion passed unanimously.



Secretary