

Village of Caledonia Zoning Board of Appeals  
Meeting Minutes for July 21, 2016

Members Present:

Steve McIlwaine, Patrick Talty, Bob Middleton, Bill Hughes

Member Absent:

Kelly McClenny

Also Present:

Karen Ingraham

Curtis Fitts

**Ingraham Variance**

Karen Ingraham has applied for a variance to add a family room and garage to her home on McKenzie Place. The building permit was denied due to side yard measurements.

The house has no basement, and the foundation cannot support a second-story addition.

Patrick Talty made a motion to hold a public hearing on Tuesday, August 16 at 7:00 pm. Bill Hughes seconded the motion.

Aye: Steve McIlwaine, Patrick Talty, Bob Middleton, Bill Hughes

Nay: None

Abstention: None

Patrick Talty made an amended motion to hold the hearing on Thursday, August 18 at 7:00 pm. Bill Hughes seconded the motion.

Aye: Steve McIlwaine, Patrick Talty, Bob Middleton, Bill Hughes

Nay: None

Abstention: None

**Curtis Fitts/Charity Bible Church**

Mr. Fitts came to the board seeking information on a use variance to allow construction of a church and community center on a portion of the parcel of land currently occupied by Applied Energy. This parcel is zoned Light Industrial.

The Board of Appeals recommended Mr. Fitts and Mr. Fleming attend a Village Board meeting to discuss this with them and investigate possible rezoning of the parcel. For the ZBA to act, denial letters and applications must be submitted to the Village.

Steve McIlwaine will discuss this with Mayor Davis and Ann Marie Grattan.

**March Minutes**

Steve McIlwaine made a motion to approve the March minutes as written. Patrick Talty seconded the motion.

Aye: Steve McIlwaine, Patrick Talty, Bill Hughes

Nay: None

Abstention: Bob Middleton

The meeting was adjourned at 8:15 pm.

Elizabeth Dietrich  
ZBA Secretary