

Village of Sheridan  
Zoning Board of Appeals/Planning Commission Hearing  
June 2, 2025

Roll Call was taken: Jamie Walker, David Bardson, Mike Mott, Tami Johnson, Jack Harris, Maggie Cimbalista, and Randy Murley were all present.

Attorney Burton began the meeting with a petition submitted by Ron Larson to allow a One Lot Subdivision at 100 W Pleasant Street. The subdivision would be divided into a north and south lot as opposed to an east and west lot. The building on the proposed south lot was built roughly in 1939-1941 and would remain zoned business district, the home on the proposed north lot was built in 1968 and would need to be re-zoned residential, all of which is currently zoned general business. Attorney Burton drafted a Variance from our Subdivision Ordinance for review of the board. A survey would be one requirement of the subdivision and would then be recorded when one lot is sold and would then be on record. Findings were reviewed. Mike Mott inquired about drainage from previous car wash. Mr. Larson replied that both buildings are connected to the sewer. Randy Murley motioned to approve the recommendation of the Subdivision Ordinance to Allow the One Lot Sale. David Bardson seconded the motion. All were in favor. Motion Carried.

Attorney Burton began discussion on Larson's north lot zoning change from general business to a residential lot. The lot will need a variance as its size does not meet the minimum size lot requirement for a residential lot. This Ordinance would also allow the existing setbacks of the present house. Maggie Cimbalista inquired on whether the trailer located behind the house was attached. Mr. Larson stated that the trailer was a truck box. Attorney Burton asked if it could be removed. Mr. Larson replied that there would be no problem removing the trailer. David Bardson motioned to approve the recommendation approving the map amendment and variances with the condition of removal of the trailer. Randy Murley seconded the motion. All were in favor. Motion Carried.

Attorney Burton introduced a variance on setback for Mr. Larson's south lot business building. Variance would grant permission to allow the current setback of the present building on the south lot. David Bardson motioned to approve the recommendation of the Ordinance Granting a Variance. Jamie Walker seconded the motion. All were in favor. Motion Carried. There were no other comments regarding Mr. Larson's property.

Attorney Burton introduced Thomas Arneson's property having an outside storage facility and needing a conditional use permitting from the village for such. Mr. Arneson's property is business zoned, fenced in with no housing nearby. There were no conditions requested by the board. Maggie Cimbalista motioned to approve the recommendation for Special Use to Mr. Arneson. David Bardson seconded the motion. All were in favor. Motion Carried.

Attorney Burton introduced Lorri Friel of Sheridan Tobacco & Spirits, LLC regarding the need of a Special Use for a trailer on the property. Lorri stated the trailer is used as a cooler and is attached to the building. She added the trailer has been there for years. Ron Larson also added that a building permit had been issued for this at one point. No conditions were brought up by the board or others present. David Bardson motioned to approve the recommendation granting the Special Use to Property Owned by Sheridan Tobacco & Spirits, LLC for the existing trailer. Jamie Walker seconded the motion. All were in favor. Motion Carried.

Attorney Burton introduced Tom McNelis of Signature Pools. Tom stated he stores fiberglass pools for onsite installation. Attorney Burton mentioned that Mr. McNelis would have outside storage as a part of his business operations and would require a special use permit. He was asked about fencing of the property. Mr. McNelis stated that the front would be gated and he is not currently concerned with vandalism. There were no conditions of the board. Maggie Cimbalista motioned to approve the recommendation of the Special Use to Thomas and Hazel McNelis. David Bardson seconded the motion. All were in favor. Motion Carried.

Attorney Burton introduced Janet Carpenter of JOC Properties, LLC. Janet currently has a storage container on the property used for equipment storage. They would remove the container if they had to but would need time to do so. Board members had no issues with one storage container being used for equipment storage. No conditions were established. David Bardson motioned to approve the recommendation for the Special Use. Mike Mott seconded the motion. All were in favor. Motion Carried.

Attorney Burton stated that Mr. Snell's storage containers at 205 N Bushnell Street would be continued to next month.

Attorney Burton introduced Ron Schmoker. Mr. Schmoker was sworn in for his testimony. Mr. Schmoker stated that a previous mayor had given him permission to allow him to place his trailer on site. He then stated that he was told to remove the trailer by Chief Bergeron. Later, he stated a sign was placed by the village so he was to attend another meeting. Currently he just wants to use the trailer for storage. Attorney Burton stated that all parties were present today to address trailers in manufacturing and business districts within the village. Mr. Schmoker currently has two trailers on the property-one is for storage the other is used for an entertainment stage. Mr. Schmoker was asked what side of his property he considered to be the front of the business. Mr. Schmoker replied the west side was the front. The board reviewed the dimensional standards and setbacks. Ron was asked the distance from the stage to the pavement to which he replied was over 20'. There were no concerns about the trailer being used as an entertainment stage or the location of this trailer being used as a stage.

Attorney Burton began a discussion on Mr. Schmoker's second trailer. He asked Mr. Schmoker if he had ever contemplated relocating the trailer to a less visible location on the property. Ron replied that he had previously obtained a permit to put up a 10' fence and he could just put that up and hide it. Some discussion on a prior option for the trailer was held but Ron felt he just wanted to keep the trailers use as a storage trailer.

\*AMENDED-It was noted at the 7/7/2025 hearing there are signs on both entrance doors of the storage trailer stating "Food, Fun & Drinks-Enter Here".

He was asked if he would just be fencing the trailer in. Ron stated he would likely be fencing all the way around. Setbacks were not an issue on the south side of the property as it butts up to the railroad property and not residential property. Attorney Burton felt the main concern with the trailer was an appearance issue and the most responsible thing to do would be to fence the trailer in. Judy Hinterlong added this is an appearance issue with several properties in the center of town with trailers and storage containers. Attorney Burton asked what type of fence he would put up. Ron replied that he would probably put up 10' wood fencing. Ron also stated that he had previously had a permit for this but it has since expired. Judy Hinterlong inquired about a time frame for the fence being installed, which would fall in line with permitting. Attorney Burton stated if granted a Special Use there shouldn't be a problem with permitting. Attorney Burton noted on the Ordinance for

Special Use we would identify a 10' wooden fence surrounding the property. He gave a draft Ordinance to the board for review stating the legal description would need updating for the acquired vacated Plumb Street. Mike Mott asked about Calico Café and Sheridan Elevator being the same property which was confirmed. Mike then inquired of Attorney Burton about a 10' fence being constructed around the property. Attorney Burton clarified that no that was not correct-the 10' fence would be around the trailer. The property description is not clearly stated as Exhibit A yet because of the vacated portion of Plumb Street. Tami Johnson asked if the fencing was going to be placed around all four sides of the property then. Mayor Wehner replied that it would only be placed around the facing sides of the trailer, on the south and west side and in front of the stage trailer. Tami doesn't see the need for fencing. Randy Murley motioned to approve the recommendation for the 10' fence on the south and west sides of the trailers. Maggie Cimbalista seconded the motion. All were in favor. Motion Carried.

Minutes from May 5, 2025 were presented for approval. Jack Harris motioned to approve the minutes as presented. David Bardson seconded the motion. All were in favor. Motion Carried.

There being no further business, the meeting will be continued to July 7<sup>th</sup> at 6:00PM. Jamie Walker made a motion to adjourn the meeting. Jack Harris seconded the motion. All were in favor. Motion Carried.

Respectfully Submitted,

Cathy Grimwood  
Village Clerk