

Village of Sheridan
May 5, 2025
Zoning Board of Appeals/Planning Commission

The Zoning Board of Appeals met on the above date with the following members present: Jamie Walker, David Bardson, Mike Mott, Tami Johnson, and Jack Harris. Randy Murley arrived late. Maggie Cimbalista was absent.

Attorney Burton began with a discussion on time periods of nonconforming trailers or storage containers in business or manufacturing districts. He would like to establish a time frame for compliance if a Special Use permit is not obtained. He has drafted Ordinances for both Business and Manufacturing Districts.

Scott Snell, 205 N Bushnell Street, was sworn in for his testimony. Scott currently has two storage units on his property, his neighbor to the west also has one. Scott also mentioned several other properties that have storage units and trailers on their properties that he feels should also be addressed. Attorney Burton would like to clear up with all nonconforming areas on a case-by-case basis. Scott would also like to proceed with building on his lot and inquired about setbacks. He asked for a setback of five feet on the front of the property as opposed to the ten feet required per code. Attorney Burton asked him to get sketches back to Village Hall in the next week or so on his proposed plan setbacks for the next hearing. Scott felt once he has his building, the storage containers may no longer be there and no longer be an issue, otherwise they would be behind the building. Scott also inquired about what could be placed in the frontage setback. Attorney Burton replied that he didn't believe there were ordinances stipulating that. Scott would possibly add landscaping to that area. He plans to have his entrance on the Plum Street side of the building. Board members had no issues with his plans. Scott will bring his proposed building plans and setbacks to Village Hall for consideration at the next meeting. Jack Harris motioned to table this to June 2, 2025. Tami Johnson seconded the motion. All were in favor. Motion Carried.

Attorney Burton asked board members for thoughts on a time period for the nonconforming trailers and storage containers in Business District. Board members felt that a 90-day period would be sufficient. David Bardson motioned to allow these for 90 days or obtain a Special Use permit. Tami Johnson seconded the motion. All were in favor. Motion Carried.

Attorney Burton then asked board members for thoughts on a time period in the Manufacturing District. Jack Harris inquired about other towns standards. Attorney Burton replied that it is rare that this happens with eliminating nonconforming rights. There needs to be a reason and needs to be done on a case-by-case analysis. Attorney Burton feels that 6 months would be more gracious than 90 days. Discussion was held on several other properties with trailers or storage containers. These properties were not sent notice this month but will be addressed at the next hearing. Jamie Walker motioned for a 90-day time period in the Manufacturing District. Mike Mott seconded the motion. All were in favor. Motion Carried.

The Board reviewed a Consideration of amending Section 17, that prior to permit expiration, the permit holder shall request a final inspection. If an inspection is not timely requested, the permit holder shall pay an additional \$75.00 inspection fee. Jamie Walker motioned to approve the amendment. Mike Mott seconded the motion. All were in favor. Motion Carried.

Minutes from March 3, 2025, were reviewed. Jack Harris motioned to approve the minutes. David Bardson seconded the motion. All were in favor. Motion Carried.

Attorney Burton has been contacted by an attorney regarding the division of a parcel in town. This would also entail nonconforming setbacks as well. A map amendment would also need to be done with this. This will be addressed at the next hearing in June.

There was no public comment.

There being no further business, David Bardson motioned to adjourn the hearing. Mike Mott seconded the motion. All were in favor and the hearing adjourned.

Respectfully Submitted,

Cathy Grimwood
Village Clerk