

Village of Sheridan
Zoning Board of Appeals/Planning Commission
May 9, 2024

The Zoning Board of Appeals/Planning Commission met on the above date with the following members present: Jamie Walker, Heather Weber, Tami Johnson, Mike Mott, and David Bardson. Jack Harris and Maggie Cimbalista were absent.

Minutes from the March 4, 2024 hearing were presented for approval. Jamie Walker motioned to approve the minutes as presented. Heather Weber seconded the motion. All were in favor. Motion Carried.

John Valdez was sworn in for his testimony. He presented his intent of using an 8' x 16' trailer for cooking only on his property at 125 W Si Johnson Avenue. He stated there will be no customers at the rear of his property. He has spoken with both neighboring property owners, who have no issues with his cooking in that location. The board reviewed the conditions. They will recommend no serving of food from the trailer. Mike Mott asked questions on the location of the trailer, propane tanks, and a fire suppression system. John stated that he would comply with whatever regulations the board set. The width of the property is only 21.54' across. Attorney Burton inquired on locks and security measures to which John replied he has two locks and cameras in the rear of the property. Tie downs would also be a requirement, John will look into this as well. His trailer is equipped with a fire suppression system and ventilation. He will also have fire extinguishers handy. Electrical would be checked with the village building inspector. and grease traps were discussed. Wendy Greenrod would like to see grease disposal added to the sink area, which John will comply with. If rodent issues arise, he will also comply with this. Wendy also inquired on gambling with children coming in for tacos if they were unattended by adults. John will have the gaming area roped off.

Tami Johnson motioned to approve the Special Use for the Lucky Vault. Jamie Walker seconded the motion. All were in favor. Motion Carried.

Conditions were further reviewed. Mike Mott stated there was not enough room for the trailer to be located 10 feet away from buildings, he suggested possibly 6-8 feet for first responders to have access to the area in emergency situations. They will include additional fire extinguishers in the trailer. Electrical connection will be approved by the building inspector. Maintenance and grease trap compliance, establish a rodent protection plan in the rear of the property, no service of the public from the trailer. All were in agreement with these conditions.

John would eventually like to also place a fence in the back of his property.

Findings were then discussed.

- The property has sufficient back yard space to accommodate the food trailer.
- Use of the trailer will not endanger the public health.
- Use of the trailer will not be injurious to the use and enjoyment of other property owners in the immediate vicinity.
- The food trailer will have adequate utilities and services for safe operation.
- The Village of Sheridan reserves the authority to review, amend or revoke the Special Use Permit.

All were in agreement with the findings.

There being no further business to discuss, David Bardson motioned to adjourn the meeting. Heather Weber seconded the motion. All were in favor. Motion Carried.

Respectfully Submitted,

Cathy Grimwood
Village Clerk