1. The meeting was called to order by Chairman Meyer at 9:00 a.m.

2. Members Present: Meyer, DeWitt, Reifel
   Members Absent: None
   Alternate Present: Lyons

3. Chairman Meyer requested Alternate Board Member Lyons to sit as a regular member of the Board of Appeals.

4. Moved by DeWitt, seconded by Reifel, to approve the September 9, 2021, minutes as corrected to read:

   3. Chairman Meyer requested Alternate Board Member Lyons to sit as a regular member of the Board of Appeals.

15. Moved by DeWitt, seconded by Reifel to approve a request filed by Sytsma Construction, LLC, to construct a new house with a 49’ rear (north) yard setback, requesting a variance from Zoning Ordinance Section 3.270 b) 1). The parcel is described as parcel no. 70-03-15-228-017, commonly known as 16073 Lake Point Drive. Roll call vote: 4 yeas, 0 nays, motion passed.

   The motion passed unanimously.

5. Public comments: None.

6. Chairman Meyer opened a public hearing at 9:03 a.m. on a request filed by Rodger DeVries to construct a new house with a 11’ west front yard setback instead of the required 20’ west front yard setback, and with a 3’ east side yard setback instead of the required 7’ east side setback, and a 5’ north front yard setback instead of the required 20’ north front yard setback, a variance from Zoning Ordinance, Section 9.140. The parcel is described as parcel no. 70-03-15-126-042 and 70-03-16-126-043, commonly known as 17534 Doric Avenue.

   Don DeVries explained the request and answered questions from Board Members.

   Chairman Meyer entered into the record letters of support from:

   • Dan & Ann Smith, 16576 Malta Court
   • Dennis McKee, 17537 Doric Avenue
   • David VanderHaagen, 18585 Lakeview Avenue

   Chairman Meyer closed the public hearing at 9:11 a.m.
7. Chairman Meyer reviewed the October 6, 2021, staff report. There were no Board comments.

8. Moved by DeWitt, seconded by Reifel, to approve a request filed by Rodger DeVries to construct a new house with a 11’ west front yard setback instead of the required 20’ west front yard setback, and with a 3’ east side yard setback instead of the required 7’ east side setback, and a 5’ north front yard setback instead of the required 20’ north front yard setback, a variance from Zoning Ordinance, Section 9.140, parcel is described as parcel no. 70-03-15-126-042 and 70-03-16-126-043, commonly known as 17534 Doric Avenue, contingent on both parcels being combined. Roll call vote: 4 yeas, 0 nays, motion passed.

9. Chairman Meyer opened a public hearing at 9:15 a.m. on a request filed by Mitchell’s Building & Remodeling to construct an addition to the existing detached garage which will exceed the permitted square footage, requesting a variance from Zoning Ordinance Section 3.130 f) 5). The parcel is described as parcel no. 70-03-16-176-011, commonly known as 500 174th Avenue.

Howard Mitchell explained the request and answered questions from Board Members. Chairman Meyer closed the public hearing at 9:17 a.m.

10. Chairman Meyer reviewed the staff report dated October 14, 2021, and there were no Board comments.

11. Moved by DeWitt, seconded by Lyons, to approve a request filed by Mitchell’s Building & Remodeling to construct an addition to the existing detached garage which will exceed the permitted square footage, requesting a variance from Zoning Ordinance Section 3.130 f) 5). The parcel is described as parcel no. 70-03-16-176-011, commonly known as 500 174th Avenue. Roll call vote: 4 yeas, 0 nays, motion passed.

12. Moved by Meyer, seconded by Reifel, to recommend to City Council the appointment of Mike DeWitt to the Zoning Board of Appeals (one regular term expiring July 1, 2024). Roll call vote: 3 yeas, 0 nays, 1 abstain (DeWitt), motion passed.

13. Board Member comments:

    Board Member Reifel commented on the email submitted by Kristy Noel, dated September 9, 2021.

14. Zoning Administrator:

    Zoning Administrator Bessinger commented two (2) applications have been received for the November 11, 2021, meeting

15. The meeting was adjourned at 9:27 a.m.

Craig Bessinger, Secretary