

ZONING BOARD OF APPEALS
July 7, 2026 10:00 A.M.

ROLL CALL: Charlotte Ignash, Michael Power and Jason Krueger.
Secretary, Kristen Maust

Motion was made by Krueger and second by Ignash to approve the minutes from May 13, 2026, all ayes, **motion carried.**

Motion was made by Power and second by Krueger to open public hearing, all ayes, **motion carried.**

PUBLIC HEARING: Chairman, Ignash read the variance request.

FILE #2026-03 Petitioner: Julie Rea

Date application filed: 6/12/26

Date Notice of Hearing mailed to petitioner: 6/17/26

Notice of Hearing to Newspaper: **TRIBUNE** Date: 6/17/26

Notice of Hearing to Utility Companies: 6/17/26

Notice of Hearing to residents within 300' of site: 6/17/26

Distributed to Board Members: 7/1/26

READING OF VARIANCE REQUEST: Petition of Julie Rea, located at 6371 State St., is requesting a variance, to place two additional sheds on property, that do not meet the minimal 200 square footage requirements. Parcel #3253-726-06-00. Zoned General Business.

PRESENTATION BY PETITIONER: Julie Rea explained that her idea is to have small dwellings to be used as rental units. They will be stick built, just like the existing ones already on the property and will have plumbing and electrical in each. She also would like to have a small covered pavilion to share and some grassy area for each unit.

CORRESPONDENCE: Letter received and read from neighbor, William Neuhaus and an anonymous resident.

PUBLIC COMMENTS: William Neuhaus explained that he does not like the word shed. He said if they are a small shed, they will not need inspections and he is concerned they would not be up to code. Mrs. Rea explained the word shed was only used for the name and that they will comply with all the proper building codes. Barbara Neuhaus is concerned about heavier traffic and congestion, as there is already traffic in that area. She said there is not enough space to park cars for the number of people that would be renting the units. Charles Holland is also concerned about the increase in traffic and lack of parking in that area. Jeff Lakatos, a business owner in town, is in favor of the rental idea. He said the town is up and coming and is in need of more revenue. Lakatos explained that parking has and will always be a problem in town. Caseville Chief of Police, Deborah Hopkins, said that is already a dangerous intersection as it is. She is also concerned about parking and traffic. Rea addressed the concerns and stated the congestion is mainly caused by the Dairy Queen traffic. She stated the town needs more accommodations. She stated her existing dwellings have never been used as storage sheds, and years back were used as small cottages.

BOARD MEMBER QUESTIONS: Power suggested moving one of the smaller existing dwellings down further and eliminating a pavilion to accommodate more parking. Ignash agrees with Power that parking is an issue and also asked why not increase the size of the dwellings a bit more. Kreuger also sees a problem with parking in that area. Rea explained that they have limitations on space to build the units larger, due to the slope down to river on the property

Motion was made by Power and second by Ignash to close public hearing and resume the regular meeting, all ayes, **motion carried.**

OLD BUSINESS: NONE

NEW BUSINESS: NONE

CONSIDERATION OF REQUEST FOR VARIANCE

Motion was made by Ignash and second by Kreuger to approve the variance request, upon approval from the planning commission, that all plans meet all the required building codes and the correct number of off-street parking spots needed. Vote 2-1 approved. (Powers nay), **motion carried.**

Motion was made by Power and second by Krueger to adjourn meeting at 11:17 A.M.

A handwritten signature in black ink, appearing to read "Kristen E. Maust". The signature is written in a cursive, flowing style.

Kristen Maust, Secretary