

VILLAGE OF ST. JOSEPH
ZONING BOARD MEETING
JANUARY 15, 2015

Palmer	Present
Monk	Present
McElwee	Present
Gudenrath	Present
Dillman	Present
Hitt	Present
Woods	Present

Others in attendance – Tiffany McElroy-Smetzer, Village Clerk; Joe Lierman, Village Attorney; as well as Jeff & Kelly Carroll, petitioners.

The meeting was called to order at 7:00.

The Zoning Board is gathered to consider the petition for Floodplain Area Variance for the Carroll's property at 401 West Grand Avenue, St. Joseph. The variance requested was to 4-2A-7(B)1(a) provided that the adjacent grade shall be above the base flood elevation.

The special circumstances to be considered by the Zoning Board of Appeals are as follows: This location has been surveyed. The lowest adjacent grade is at or above the base flood elevation. The first floor is 1 foot, 4 inches above the base flood elevation.

Special circumstances or conditions of present floodplain area code which are considered unreasonable to Petitioner are: FEMA, when evaluating a pre-FIRM home, used the bare flood elevation. The Carroll's home was built in 1957 and remodeled in 1973.

Jeff Carroll explained that there was only a very small area of the elevation next to the house that had to be adjusted. It was a very minor instance where the previous owners had removed soil next to the foundation. With a small amount of fill the elevation problems were corrected.

Hitt motioned and Gudenrath seconded to recommend to the Village Board that they approve the petition for Floodplain Area Variance as

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presented. Roll call vote was taken: McElwee – Aye, Dillman – Aye, Hitt – Aye, and Gudenrath – Aye. Motion passed 4-0.

McElroy-Smetzer told the Zoning Board and the Carrolls that the Zoning Board recommendation would be presented to the Village Board at their January 27, 2015 meeting.

Hitt motioned and Dillman seconded to adjourn the meeting at 7:22.

These minutes are respectfully submitted.

Tiffany McElroy-Smetzer
Village Clerk
Date: January 15, 2015