

BOARD OF ZONING APPEALS  
JUNE 27, 2018  
SHERIDAN TOWN HALL  
PUBLIC HEARING AT 6:00 P.M.

The Board of Zoning Appeals met on Wednesday, June 27, 2018 at 6:00 pm at the Town Hall. Roll call was taken. Members present were Glen Bougher, Connie Pearson, Vance Wallace, and Beth Lee. David Kinkead was present and abstained from voting. He is working in the Building Commissioners Office. Vance Wallace was welcomed as the new member. Beth Lee read his Oath of Office to him. He answered yes to the Oath of Office.

Election of Officers for 2018 was held. Nominations were open for the office of President. Connie nominated Glen Bougher for President. The motion was seconded by Beth. The nominations for President were closed. A vote was taken. All members voted yes. Motion carried. Nominations for Vice President were open. Connie made a motion to nominate David Kinkead for Vice President. Glen seconded the motion. The nominations for Vice President were closed. All members voted yes. Nominations for Secretary were open. Connie made a motion to nominate Beth Lee for Secretary. The motion was seconded by Vance. The nominations for Secretary were closed. All members voted yes. Motion carried.

President Glen Bougher opened the meeting. The minutes were approved. Dennis Nails from Banning Engineering was present at the meeting. He has been helping with the building permits.

The Public Hearing was opened. The hearing is for Variance Number 18-V-05. Name of Applicant is Blackhawk Commons, L.P. and the Woda Group, Inc. The property is located at 509 E. 4<sup>th</sup> St in Sheridan. Requesting a variance of use from the combined Zoning, Subdivision and Development Ordinance, Section 10.7 Permitted uses, to allow for gymnasium use within a multi-family residential facility. Discussion was held. Mr. Surak from the Woda Group discussed the use for the gym. They would like to open the gym and rent to the Community. The residents that live there can also use the gym. This is why they are asking for a variance. Connie ask what kind of shape the gym was in. The bleachers have been removed. It is in rough shape. Where the old stage and cafeteria was will be apartments. Vance made a motion to approve Variance Number 18-V-05 to allow for rental of the gymnasium. The motion was seconded by Connie. A roll call was taken. All members voted yes. Motion carried.

A Public Hearing was held for a special exception to allow for more than three dwelling units within a single muti-family residential building. Connie ask if they had been involved in remodeling other old schools. Mr. Surak stated yes they had remodeled more than one. He thinks the Community will be happy when the project is complete. There will be 32 Apartments. Vance ask if the elevator was in the same place. Yes, it is still workable and can be used by people in wheel chairs. Glen wondered if one elevator would be enough for this size project. Dennis stated that would be up to the State to determine that. The State will look at the elevator and approve. This project should be started in early fall. Vance made a motion to approve the special exception to allow 32 apartments to be built at 509 E 4<sup>th</sup> St in

Sheridan. Connie seconded the motion. A roll call vote was held. All members present voted yes motion carried. The public Hearing was closed at 6:55 P.M.

Connie made a motion to adjourn the meeting. The motion was seconded by Beth. The meeting was adjourned.

Secretary,

Beth Lee