

**TOWN OF SANTA CLAUS
BOARD OF ZONING APPEALS MEETING
October 7, 2024**

PRESENT

Board members present: Bob Grundhoefer, Eric Snow, Jeff Stillman and Lynn Winkler

ABSENT

Board members absent: Breck Vinson

Also present: Kevin Patmore, Town Attorney
Member of Public

Bob Grundhoefer, the Vice Chairperson, called the meeting to order at 6:00 pm on Monday, October 7, 2024 outside the Santa Claus Town Hall. This meeting was a public meeting.

The minutes of the meeting January 15, 2024 were read. Bob Grundhoefer made a motion to accept the minutes as drafted. The motion was seconded by Jeff Stillman and the motion carried 4 to 0. The final minutes were signed by all board members present and given to Kevin Patmore to give to clerk treasurer.

OLD BUSINESS: None

NEW BUSINESS: Kringle Place, LLC Requests Variance on Side/Rear Setback Requirements on Commercial Property.

Wayne Utlely representing Kringle Place LLC requests a variance on Commercial Property Side/Rear setback requirements. Kringle Place currently owns 3 buildings used for storage on Louis J Koch Boulevard, across the street from the town hall. Kringle Place LLC, doing business as The Christmas Store, intends on selling the two buildings on the eastern portion of the property. The divided property has 15' vacant land between them, but each owner would retain only 7.5 feet of land. However, the Town of Santa Claus Comprehensive Plan and Zoning Ordinances, paragraph 11.04.046 C requires in Development Standards (4) that the (2)(c) Side Yard have a 15' setback and the (3) Rear Yard have a 15' setback. It was noted that the buyer/seller are working out an agreement to allow full easement rights for both parties on the full 15' vacant portions.

The public meeting was closed.

Kevin Patmore reiterated the 3 findings of fact that the Board must determine to approve a Variance of Developmental Standards:

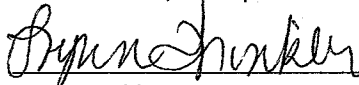
- a) The approval will not be injurious to the public health, safety, and general welfare of the community; and,
- b) The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and,
- c) The strict application of the terms of the Zoning Ordinance would result in an unnecessary hardship in the use of the property.

Jeff Stillman made a motion to approve the variance. The motion was seconded by Lynn Winkler. The vote to approve the variance was 4 to 0. All board member present signed the variance approval and gave it to Kevin Patmore to give to the Clerk /Treasurer.


Eric Snow made a motion to adjourn the meeting and Jeff Stillman seconded the motion. The vote was 4 to 0. Bob Grundhoefer adjourned the meeting at 6:12 pm.

Respectfully submitted,
Lynn Winkler, Secretary

Breck Vinson, Chairperson

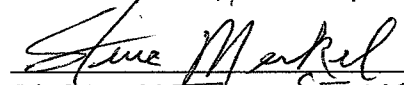


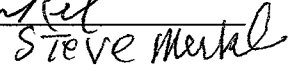
Lynn Winkler, Secretary



Jeff Stillman, Member

Bob Grundhoefer, ~~Vice Chairperson~~ Member


Eric Snow, Member


Steve Merkel