

The City of Foley Board of Adjustment & Appeals held a meeting on July 10, 2023 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Gregg Knight, LuAnne McCarley, Keith Jiskra, George James and alternate members Gary Hellmich and Steve Bailey. Absent member was Terry Young. Staff present were: Amanda Cole, Planning and Zoning Assistant and Melissa Ringler, Recording Secretary.

Chairman Keith Jiskra called the meeting to order at 5:30 p.m.

MINUTES:

Approval of the April 10, 2023 meeting minutes.

George James made a motion to approve the April 10, 2023 meeting minutes. Gregg Knight seconded the motion. All members voted aye.

Motion to approve the April 10, 2023 meeting minutes passes.

NEW BUSINESS & PUBLIC HEARINGS:

1. David Keyes- Variance

The City of Foley Board of Adjustment and Appeals has received a request for a variance for Article 8.1.2, accessory structures shall be at least 10' from any habitable structure on the same lot. Property is located at 1125 Stella Rd. Applicant is David Keyes.

Mr. David Keyes explained he had built a gazebo which has a shingled hip roof. He stated the gazebo is anchored with bolts. He explained it would be extremely costly and cause a hardship to have it moved. He stated the gazebo is currently 8' 6" from his home instead of the required 10'.

Mr. Keith Jiskra asked if the gazebo was 5' from the property lines.

Mr. Keyes explained he is meeting the 5' from property line requirement and was unaware of the 10' setback requirement from the house.

Keith Jiskra asked if there were any members to speak on the item. There were none.

George James made a motion to approve the requested variance. LuAnne McCarley seconded the motion. Roll call vote: Gregg Knight, aye, LuAnne McCarley, aye, Keith Jiskra, aye, Steve Bailey, aye and George James, aye.

Motion to approve the requested variance passes.

2. KF Investments, LLC- Use Permitted on Appeal

The City of Foley Board of Adjustment and Appeals has received a request for use permitted on appeal for Article 19.1 B, allowing furniture storage in a M-1 zone. Property is located at 1751 Industrial Pkwy. Applicant is KF Investments, LLC.

Mr. Jeff Barnes with Sterling Property Group explained Direct Furniture currently occupies a portion of the building on the property that is shared with Brightspeed. He stated they are requesting to expand the warehouse 30,000 square feet. He explained the additional space will be used for furniture assembly, distribution and inventory storage.

Chairman Jiskra asked if the expansion would be an addition to the existing building.

Mr. Barnes explained the 30,000 sq. ft. would not be attached to the existing building and would be a separate structure.

Steve Bailey asked if Mr. Barnes had a sketch of the proposed building.

Mr. Barnes stated they were wanting to get approval of the use before the plans are completed.

Gregg Knight asked if the new building would only be used for storage and assembly.

Mr. Barnes stated the new building would only be used for storage and assembly and no retail sales would be conducted at the location.

Gregg Knight made a motion to approve the requested use permitted on appeal. George James seconded the motion. Roll call vote: Gregg Knight, aye; LuAnne McCarley, aye; Keith Jiskra, aye; Steve Bailey, aye and George James, aye.

Motion to approve the requested use permitted on appeal passes.

ADJOURN:

George James made a motion to adjourn the meeting at 5:40 p.m. Steve Bailey seconded the motion. All members voted aye.

Motion to adjourn at 5: 40 p.m. passes.