

BZA board minutes December 3rd, 2025

Sandra Jackson called the meeting to order at 5:35 p.m. Roll Call was answered by: Sandra Jackson, Virgil Bremer, Dohn Green, Marc Webb, Attorney Geoff Wesling, Director Mike Holzback. Absent was Justin Orme.

On a motion from Dohn Green and a second from Marc Webb, the September minutes were approved by unanimous vote.

Attorney Geoff Wesling explained the voting requirements and that it would take at least three members voting for or against any petition.

BZA- 2025-6 a petition from Logan Whitaker for a special exception for auto repair in a residential zone was heard. Director Holzback read the findings of fact and told the board they could put stipulations on this request if they so choose. Logan came to the podium and said he did not have much to add. Sandra opened the public hearing and asked for comments from the audience. First to speak was from an adjoining property owner, Jerry Rudolf. His daughter came with him to speak for him as he is hard of hearing. They gave 6 points of concern:1. noise 2. security 3. increased traffic 4. property values 5. hazardous materials 6. Restrictive covenants. Steve Brinker, also a resident of the subdivision, said he was not in favor. Dana Borders, a subdivision resident, spoke against the petition as well, citing that it was a quiet neighborhood and did not want that disturbed by a business. Logan was given the opportunity to respond and stated that they would be using electric tools and not air compressors. He said he had professional people to take away liquids per state laws. Virgil Bremer moved to deny the special exception seconded by Dohn Green. Roll call vote was taken and Virgil, Dohn, and Marc voted in favor of the denial, Sandra Jackson voted against the denial. Petition was denied by 3 to 1.

BZA-2025-7 a variance request from Troy Thomas came before the board for 400 E 2nd street, Carthage. Director Holzback gave the finding of facts stating the square feet of the lot was only 4140 and the ordinance requires 8000. As well the lot width is 30 feet, and the minimum is 70 feet. Troy was asked to the podium, and he explained he also was asking for a side setback of 5 feet in order to place a tiny home on the parcel. He said the parcel had been used for dumping construction materials in the past. Sandra opened the public hearing and Kelly Land was the first to speak on behalf of Carthage Town Board. He said the town would not want this because of the small lot size. Scott Hildebrand spoke against this variance as an adjoining property owner also saying the parcel is too small to build on. Charkes Watkins from 208 main Carthage, also from the town board stated he and the board were not in favor. Troy spoke up and said they just

wanted to clean up the lot and put a small home there. Sandra closed the public hearing and asked the board for any further comments. Hearing none, Sandra asked for a motion and Virgil moved to deny the variance request seconded by Marc. All voted aye with a vote of four (4) to zero (0) to deny the variance.

The director reported that recently questions had arisen about placements of "house trailers". Also, the health department has been getting several reports of people using campers as a residence. This needs to be specifically addressed in the new UDO.

Attorney Geoff Wesling reported that there is pending litigation on a camper being used as living quarters and he again reiterated it needs to be specifically noted in the New UDO. He stated that the intent for "house trailers" need to be placed in specified mobile home parks.

With no further input or reports from the board Sandra asked for a motion to adjourn. Virgil moved to adjourn the meeting seconded by Marc, all voted aye.

Sandra Jackson Carthage 1/1/2025-12/31/2028

Virgil Bremer Commissioner appt. 1/1/2025⁶-12/31/2029

Dohn Green Glenwood 1/1/2025-12/31/2026

Justin Orme APC board appt 1/1/2025-12/31/2028

Marc Webb Commissioner appt. 7/5/2023-12/31/2026



BZA Chairman



BZA Secretary