

**MINUTES
CITY OF ELGIN BOARD OF ADJUSTMENTS
SPECIAL MEETING
MONDAY, SEPTEMBER 1, 2022**

I. CALL TO ORDER - ROLL CALL: The Chair called the meeting to order at 6:30 P.M. at the Public Library Annex (Civic Center), located at 404 N. Main St., Elgin, TX U.S.A.

BOARD PRESENT: Chair Regan Dumbeck, Franklin Boettcher, Darren Mogonye (Junior Alternate), and Shifton McShan.

BOARD ABSENT: Vice-Chair Stephen Kylberg (Senior Alternate) & Ruby Simms.

STAFF PRESENT: David Harrell, Development Services Director; Melissa Lipiec, Secretary.

II. PUBLIC COMMENT FOR NON-AGENDA RELATED ITEMS: No members of the public were present to speak.

III. CONSENT AGENDA.

1. August 1, 2022, Minutes.

On a motion by Shifton McShan, seconded by Franklin Boettcher, the Board voted unanimously (4-0) to approve the Minutes.

IV. NEW BUSINESS.

1. Project #202200114: Zoning variance from Section 46-303 to reduce the side setback from seven-point five (7.5) feet to five (5) feet for a new two (2) story home at 415 Gettysburg Loop (Shenandoah Subdivision Phase IV, Lot 30, Acres 0.1380).
 - A. Staff Presentation – David Harrell conducted a PowerPoint presentation of the staff report.
 - B. Applicant Presentation – Bret Krohn, applicant’s representative, indicated other area cities allow for a five (5) foot setback, purpose of setbacks is for fire related purposes, and costs of redrawing plans to current Code standards.
 - C. Open Public Hearing - The public hearing was opened at 6:44 P.M. with no members of the public desiring to speak on the item.
 - D. Close Public Hearing – The public hearing was closed at 6:44 P.M.
 - E. Discussion – There was brief discussion between City Staff, the Board, and the Applicant regarding setbacks, purpose of setbacks, & oversight of designing plans before knowing zoning setbacks.
 - F. Consideration – Franklin Boettcher made a motion to deny the item, seconded by Darren Mogonye, the Board unanimously voted four (4) to zero (0) to deny Project #202200114.

V. ANNOUNCEMENTS: David Harrell indicated that the Council has passed a new Ordinance that limits members to two (2) two (2) year terms on the Board with a two (2) year setting off period. Also, he indicated that starting next year he would like to have the Board have a set time of month for the Board to meet like the Planning & Zoning Commission.

VI. ADJOURNMENT: With no other items on the agenda, the Chair adjourned the meeting at 7:11 P.M.

Regan Dumbeck, Chair

Attested: _____
David Harrell, Acting Secretary

On a motion by _____, seconded by _____ the
foregoing instrument was passed and approved this 1st day of December 2022.