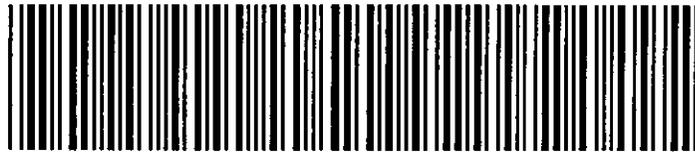


Zoning Board



1988



Town of Hobara
ZONING BOARD OF APPEALS
BOARD MEETING, OCT. 7, 1988

The meeting was called to order at 8:20 PM. All members were present as well as Atty. Brian Flynn.

The request for special use permit submitted by JOHN AND SALLY STRZEPEK was discussed and the comments received at the public hearing immediately preceding this meeting were discussed in detail. MR. and MRS. STRZEPEK attended the meeting and responded to several questions. MR. Strzepak stated that he would be willing to modify the request to delete certain objectionable plans.

The Board requested re-submission of the application.

It was duly moved, seconded and unanimously agreed to table further discussion until the next meeting scheduled for 7:00 PM November 17, 1988.

Meeting duly adjourned.

BOARD MEETING: Nov. 3, 1988

A special meeting of the Board was held on this date ~~to~~ at the request of Mr. JOHN STRZEPEK. All ~~most~~ Board members except Mr. Doherty were present, as well as Atty. Brian Flynn ^{to give prompt consideration to his revised request for special use permit due to the} ^{upcoming} imminence of the Christmas season; an important business opportunity for him.

MR. STRZEPEK'S submitted his revised application. The Board questioned him at length.

Board Member Domes ~~also~~ raised the question of the need for a new public hearing. Mr. Flynn, present as counsel, advised that since the revisions added no new considerations, simply deleted objectionable provisions, that the public had been adequately heard and no new hearing was required.

The decision of the board reached by unanimous
vote of all members present follows:

~~Respectfully~~ ~~Stroyefka~~
Decision of Board is
~~Respectfully~~: That the application for a Special
Use Permit as ~~submitted~~ amended and submitted
by Jim and Sally Stroyefka ~~as members~~ following
public hearing on October 19, be approved subject
to the following restrictions:

1. ~~The Special Use Permit ~~is~~ is~~
~~approved only for the applicants, jointly or~~
~~separately, and is not transferable.~~

2. That all ^{following} activity be restricted to the
confines of the existing building.

3. That the facility not be used as a dog
pound.

~~4. That the Special Use Permit may be~~
~~revoked at the sole discretion of the Appeal~~
~~Review Board at any time for any ~~reason~~,~~
~~following by majority vote.~~

5. That the boarding of ~~animals~~ facilities
used for the boarding of ^{dogs & cats} ~~animals~~ be
installed and maintained ~~in such~~
~~manner as to~~ in ~~conditions~~ such a
manner as to control noise and odor
to reasonable ~~residential~~ standards.
community

Public Hearing - October 7, 1988

7:30 PM

JOHN & SALLY STRZEPEK

The hearing was called pursuant to required Public Notice dated Sept 30 1988 and published as required by law.
All members of Zoning Board of Appeal were present.
as well as Atty. Brian Flynn

Several members of the public were present in addition to the applicants. Comments were received as follows:

GRACE LORD, Pleasant Valley, Iowa stated concerns about noise and interference with lawn functions at the Inn. She ~~asked~~ questioned the proposal for a cemetery, but added that she had no objection to a reasonable retail shop. She opposed the program on the basis of safety.

DR LIN - neighbor - stated concerns over noise otherwise would not object.

HOWARD MARKLE - neighbor - opposed the project and questioned a conflict of interest of the retail business and MR STRZEPEK'S employment as ~~an~~ animal control officer.

ZENO DAHOOTH - neighbor. Not opposed.

~~MR STRZEPEK~~ DENNIS ROLAND - neighbor. Concerned about noise and unattended animals ~~and~~ in the absence of 24 hour attendants.

D. ROLAND - neighbor - asked about sale of animals and use of the premises as a shelter.

MRS. HALAH REMAILLY - Citizen - Stated that MR. STREEPEK'S employment as dog warden and his position on the Board of the Humane Society was a conflict of interest with the proposed business.

Several members asked questions to clarify the proposal.

MR. STREEPEK responded to the above questions, comments, and statements. He stated that

1. All dogs would be harbored inside the building. No external runs are planned.
2. Raising for 8-10 cars will be provided.
3. No crematory will be operated.
4. Inside cages will be constructed to avoid excessive noise. He described tests made.
5. He is no longer on the Humane Society Board. He is an employee of the town. He denies conflict of interest.
6. He has no plans or contract to hold confiscated animals ~~at~~^{on} these premises.

The chairman pointed out that the request as submitted does not include permission to hold dogs as dog control officers.

A written opinion was received from the Planning Board. ~~It was received including~~ ^{contained} certain objections and limited approval. A copy is ~~also~~ attached.

The hearing was adjourned after all present had been heard at 8:12 P.M.

October 16, 1988

To: Joseph Littleton, Chairman
Zoning Board of Appeals

From: William Venema
Town of Urbana Planning Board

Re: John and Sally Strojzek application for special use permit

Plans for the proposed kennel, et. al. as submitted to the Planning Board for advisory opinion were vague and incomplete. It appears that they are asking for three different things:

① Use of existing building as a pet supply and grooming store with limited inside kennel.

② Expanded kennel with outside runs and cages.

③ Crematory.

It is the Planning Board's opinion that a business limited to the existing building would be acceptable. However the location in a neighborhood that is mainly residential with Doctors offices, restaurant and motel makes a large scale kennel and crematory highly undesirable.

Especially since the lot size is too small
to allow for proper set backs and screening
from the highway and neighboring properties.

Copy - Brian Flynn

TOWN OF URBANA - ZONING BOARD OF APPEALS

Public Hearing - October 7, 1988 - 7:30 p.m.

John & Sally Strzepek

The hearing was called pursuant to required Public Notice dated September 30, 1988 and published as required by law.

All members of the Zoning Board of Appeals were present, as well as Atty. Brian Flynn.

Several members of the public were present in addition to the applicants. Comments were received as follows:

GRACE LORD - Pleasant Valley Inn stated concern about noise and interference with lawn functions at the Inn. She questioned the proposal for a crematory, but added that she had no objection to a reasonable retail shop. She opposed the program on the basis of safety.

DR. LIN - neighbor - stated concern over noise. Otherwise, would not object.

HOWARD MARKLE - neighbor - opposed the project and questioned a conflict of interest of the retail business and Mr. Strzepek's employment as animal control officer.

ZENO DAMOTH - neighbor - not opposed.

DENNIS ROLAND - neighbor - Concerned about noise and unattended animals in the absence of 24 hour attendants.

D. ROLAND - neighbor - asked about sale of animals and use of the premises as a shelter.

MRS. HILAH REMAILY - citizen - stated that Mr. Strzepek's employment as dog warden and his position on the Board of the Humane Society was a conflict of interest with the proposed business.

Several members asked questions to clarify the proposal.

MR. STRZEPEK responded to the above questions, comments, and statements. He stated that:

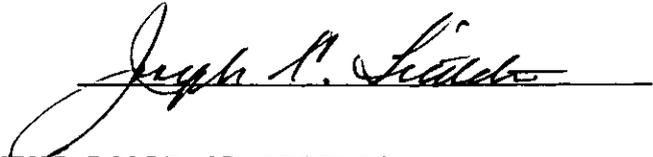
1. All dogs would be harbored inside the building. No external runs are planned.
2. Parking for 8 - 10 cars will be provided.
3. No crematory will be operated.
4. Inside cages will be constructed to avoid excessive noise. He described tests made.
5. He is no longer on the Humane Society Board. He is an employee of the Town. He denies conflict of interest.
5. He has no plans or contract to hold confiscated animals on these premises.

Strzepek Public Hearing cont'd

The chairman pointed out that the request as submitted does not include permission to hold dogs as dog control officer.

A written opinion was received from the Planning Board. It contained certain objections and limited approval. A copy is attached.

The hearing was adjourned after all present had been heard at 8:12 p.m.



TOWN OF URBANA ZONING BOARD OF APPEALS

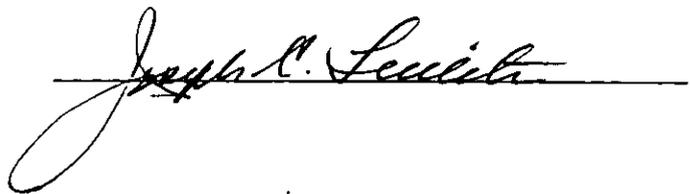
Regular Board Meeting - October 7, 1988

The meeting was called to order at 8:20 p.m. All members were present, as well as Atty. Brian Flynn.

The request for Special Use Permit submitted by John and Sally Strzepek was discussed and the comments received at the public hearing immediately preceding this meeting were discussed in detail. Mr. & Mrs. Strzepek attended the meeting and responded to several questions. Mr. Strzepek stated that he would be willing to modify the request to delete certain objectionable plans. The Board requested re-submission of the application.

It was duly moved seconded and unanimously agreed to table further discussion until the next meeting scheduled for 7 p.m. November 17, 1988.

Meeting duly adjourned.



TOWN OF URBANA ZONING BOARD OF APPEALS

Regular Board Meeting - November 3, 1988

A special meeting of the Board was held on this date at the request of Mr. John Strzepek all Board members except Mr. Doherty were present as well as Atty. Brian Flynn, to give prompt consideration of his revised request for Special Use Permit due to the imminence of the upcoming Christmas season; an important business opportunity for him.

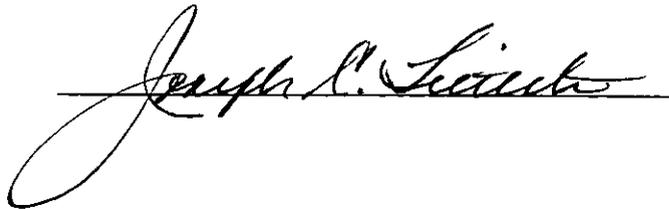
Mr. Strzepek' submitted his revised application. The Board questioned him at length.

Board member Domras raised the question of the need for a new Public Hearing. Mr. Flynn, present as counsel, advised that since the revisions added no new considerations, simply deleted objectionable provisions, that the public had been adequately heard and no new hearing was required.

The decision of the Board reached by unanimous vote of all members present , is as follows:

That the application for a Special Use Permit as amended and submitted by John and Sally Strzepek following public hearing on October 19th, be approved subject to the following restrictions:

1. That the facility not be used as a dog pound.
2. That facilities used for the boarding of dogs and cats be installed and maintained in such a manner as to control noise and odor to reasonable community standards.

A handwritten signature in cursive script, reading "Joseph A. Lincich", is written over a horizontal line.