

## Zoning Board Minutes

Dec. 4 , 2023

The regular meeting of the Chenoa Zoning Board of Appeals was held at City Hall at 6:30pm. Present were: Larry Leggett, Bobbi Ludwig, Mike Crisman Rick Carranza and Dan Boian.

Tonight we again discussed the use of shipping containers in Chenoa. We reviewed the proposed ordinance provided by the city attorney and are in agreement with all of it with the exception of Section 2 paragraph (a). "Moving" was not included as a basis for temporary use. We also wanted to clarify basis for permit issuance in I-1, I-2 and other business districts. We have attached a sample of what we would like included.

On another matter, we talked with Cynthia Cummings about her construction on the lot next to 415 Sheridan St. Ms Cummings was constructing a green house on this lot without a permit. When contacted, she applied for a permit which cannot be issued due to the factors that there is no principle building on the lot and the lot is too small for construction in R-2 district. She attended our meeting tonight and agreed to stop construction as she is in the process of purchasing 415 Sheridan and plans to join the two properties which would put her in compliance. She said she will check back to us in 60 days.

There being no further business we adjourned.

Respectfully submitted,

Dan Boian

From: **[larry.leggett1947@yahoo.com](mailto:larry.leggett1947@yahoo.com)**  
Subject: **Shipping container ordinance proposed change**  
Date: **Today at 3:35 PM**  
To: **[larry.leggett1947@yahoo.com](mailto:larry.leggett1947@yahoo.com)**

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**Section 2 paragraph (a)**

Permits granted for shipping containers will be approved by the City Zoning Board and shall be allowed on a temporary basis for a period not to exceed 3 consecutive months for any given year when used for clean-up, renovation, construction or moving, in any residential zoning district subject to all requirements of that zoning district. The City reserves the right to extend the permit upon request and good cause shown. Shipping containers will also be allowed in all I-1 and I-2 zoning districts and by special use in all other business districts , subject to the requirement of those zoning districts.

Sent from my iPad