



# MINUTES OF THE ZONING & PLANNING BOARD OF APPEALS

**MONDAY, FEBRUARY 16, 2026, 4:30 PM**  
**City Hall, Room 604 - The Harry Maier Room.**  
**Virtual attendance is also available via Zoom.**

## **A. ZOOM MEETING INFORMATION.**

- I. Join Zoom Meeting Online:

<https://us02web.zoom.us/j/85259382056?pwd=z6OdaYq0gNap7CSvkqgg0Ofv7lQ77t.1>

Or call in by phone: +1 312 626 6799

Meeting ID: 852 5938 2056

Passcode: 915604

If you wish to leave a comment for this public meeting, please fill out the online [Comment Form](#) prior to the meeting. More detailed [Zoom Instructions](#) can be found online.

## **B. ROLL CALL.**

- I. Members: Chair Noel Halvorsen, Vice Chair Joshua Koch, Steven Schuchart, and Brian Ritter.

Present: Noel Halvorsen, Joshua Koch, Brian Ritter

Absent: Steven Schuchart

Excused: None

## **C. APPROVAL OF THE AGENDA.**

- I. Approval of the agenda for the Monday, February 16, 2026, meeting of the Zoning & Planning

Board of Appeals.

Moved by Brian Ritter, seconded by Joshua Koch to approve the agenda. Motion passed.  
Yes - Noel Halvorsen, Joshua Koch, Brian Ritter. No-None. Abstain-None.

#### **D. APPROVAL OF MINUTES.**

- I. Approval of the minutes from the January 26, 2026 meeting.

Moved by Joshua Koch, seconded by Brian Ritter to approve minutes. Motion passed.  
Yes - Noel Halvorsen, Joshua Koch, Brian Ritter. No-None. Abstain-None.

#### **E. REGULAR BUSINESS.**

- I. **(Appeal 26-04)** Consideration with possible action on a variance request from Julie Christensen (applicant) and Mike Wasilkoff of CMW, LLC (property owner) to allow two driveway entrances for a single parcel in a one or two-family residence at 804 Ninth Street. (Ald. B. Johnson, District 9)

Chair Noel Halvorsen asked the Board of Appeals members to confirm whether they had any conflicts of interest. All members affirmed they did not.

Chair Noel Halvorsen asked the Board of Appeals members to confirm whether they had received any communication about this matter. All Board members affirmed they did not.

Chair Noel Halvorsen affirmed Jon Leroy

Chair Noel Halvorsen affirmed Julie Christensen

Speakers:

Jon LeRoy

Julie Christensen – 3615 Packerland Dr.

Moved by Joshua Koch, seconded by Brian Ritter to approve the two driveway entrances for a single parcel in a one or two-family residence with the condition that a shared driveway easement must be approved and recorded between 804 and 802 Ninth Street.

Motion Passed.

Yes-Noel Halvorsen, Joshua Koch, Brian Ritter, No-None, Abstain-None.

#### **F. INFORMATIONAL.**

- I. Next Meeting: Monday March 16, 2026

#### **G. ADJOURNMENT.**

- I. Adjournment of the Monday, February 16, 2026, meeting of the Zoning & Planning Board of Appeals.

Moved by Brian Ritter, seconded by Joshua Koch to adjourn the meeting. Motion passed.  
Yes - Noel Halvorsen, Joshua Koch, Brian Ritter. No-None. Abstain-None.