ZONING BOARD OF APPEALS
VILLAGE OF SHERMAN
PUBLIC HEARING & MEETING

DATE: 09/22/2026 **DAY:** TUESDAY **TIME:** 3:30PM

CALLED TO ORDER AT 3:30 BY KEN LABUSKES.
(SIGN IN SHEET PROVIDED FOR ALL IN ATTENDANCE)

	Present	Absent	Recused
Ken Labuskes, Chair	✓		
Madelyn Card, Member	✓		
Rose VanVolkenburg, Member	✓		

Motion to accept the ZBA minutes of the prior meeting, dated 08/20/2025

Moved: R. VAN VOLKENBURG Seconded: M. CARD

Aye: 3 Nay: _____ Carried: ✓ Not Carried: _____

1.) ZBA-RES Regarding: **SBL#** 328.10-1-8

Address Location 123 KIPP STREET

Applicant Name NICK KENYON

Applicant Business N/A (if applicable)

Brief description of request or appeal: (Variance request, Appeal, Special Use Permit Referral attached.)

REQUESTING AREA VARIANCE FOR THE GARAGE TO EXCEED THE 15' HEIGHT RESTRICTION. IT WON'T CHANGE THE NEIGHBOURHOOD, RATHER IMPROVES AND REPLACES AN OLD GARAGE. IT IS SET BACK FROM STREET VIEW & NEIGHBOURS.

Motion to accept ✓ or deny _____ the request/application of AREA VARIANCE

for a/the NEW GARAGE WITH 6:12 PITCH ROOF AND HEIGHT OF ≈ 21-22 FT.

written determination is attached.

Moved: R. VAN VOLKENBURG Seconded: M. CARD

Results of the Vote:	Aye:	Nay:	Abstained:	Absent:
K. Labuskes	✓			
M. Card	✓			
R. VanVolkenburg	✓			

2.) ZBA-RES Regarding: **SBL#**_____

Address Location_____

Applicant Name _____

Applicant Business_____ (if applicable)

Brief description of request or appeal: (Variance request, Appeal, Special Use Permit Referral attached.)

_____

_____

_____

Motion to accept _____ or deny _____ the request/application of _____

for a/the _____

_____

written determination is attached.

Moved: _____ Seconded: _____

Results of the Vote:	Aye:	Nay:	Abstained:	Absent:
K. Labuskes				
M. Card				
R. VanVolkenburg				

3.) ZBA-RES Regarding: **SBL#**_____

Address Location_____

Applicant Name _____

Applicant Business_____ (if applicable)

Brief description of request or appeal: (Variance request, Appeal, Special Use Permit Referral attached.)

written determination is attached.

Motion to accept _____ or deny _____ the request/application of _____

for a/the _____

Written determination is attached.

Moved: _____ Seconded: _____

Results of the Vote:	Aye:	Nay:	Abstained:	Absent:
K. Labuskes	_____	_____	_____	_____
M. Card	_____	_____	_____	_____
R. VanVolkenburg	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

Other Zoning Board of Appeals Business:

NEW ZBA MEMBER, ROSE VAN VOLKENBURG, HAS BEEN SWORN IN.

Moved: _____ Seconded: _____

Aye: _____ Nay: _____ Carried: _____ Not Carried: _____

Motion to schedule the next meeting of the Zoning Board of Appeals on (day)_____,

(date) _____ at _____(time).

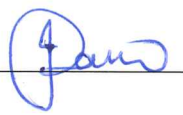
Moved: _____ Seconded: _____

Aye: _____ Nay: _____ Carried: _____ Not Carried: _____

Motion to adjourn the meeting of the Zoning Board of Appeals at 3:47 PM (time).

Moved: M. CARD Seconded: R. VAN VOLKENBURG

Aye: 3 Nay: _____ Carried: ✓ Not Carried: _____

Minutes recorded by: (print) JEANETTE RAMM (sign) 

ATTENDANCE LIST FOR MEETING HELD ON 09/22/2026

VILLAGE OF SHERMAN
ZONING BOARD OF APPEALS

FULL NAME:	ADDRESS:	SIGNATURE:
JEANETTE RAMM	111 MILL STREET	