

Minutes of the public meeting of the Brussels Town Board Of Appeals held at the Brussels Community Center on October 27, 2025.

Meeting called to order by Chairman Dan Vandertie at 5:30 p.m. A Quorum declared - motion to approve the agenda was made by member Daoust and seconded by member Gerend. In attendance were board members Dan Vandertie, Dean Gerend, Tracy DeMeuse, Sally Baudhuin, and Joel Daoust, alternate for member Joe Wautier. Also present were Klyle Guilette, Town Zoning Administrator, Sherry Dantoin, Town Clerk, and Gary Maccaux, Town Assessor. Three members of the public were present. No members of the public asked previously to offer oral testimony. Applicant, Chris Wilkymack, was present.

Applicant is requesting to keep a 40'x10' shipping container on his property for use as a storage accessory structure, located at 1363 County Road C, located in SF20 zoning district. Applicant indicates this container is a cost effective and unobtrusive storage solution. He further explained to the board that he recently constructed a privacy fence across the front of his property which prevents view of the container to the public. Applicant further stated he searched the county's website and saw no reference made to "shipping containers", hence a hardship. No hardship was found by the board. The applicant was informed by the board that Brussels has their own zoning laws and that:

Per sec 3.12(5) of the Brussels Zoning Regulations, shipping containers are prohibited as accessory structures;

Per sec. 3.12(6)(a), a property shall have no more than 2 accessory buildings.

Member Daoust informed the applicant that this board cannot rewrite the zoning rules and that we, the board, have to follow them. The board further discussed setting a precedent if this shipping container was allowed to stay. Discussion was had on the differences between a shipping container vs. a storage shed. The applicant was given the date and time for the next Town Board meeting to possibly address this matter with that board. It was suggested to the applicant that he work with Administrator Guilette regarding the 2 accessory buildings limit.

Secret ballot was taken and the variance was denied on a 5-0 count. Shipping container must be removed. Motion to adjourn by Gerend and seconded by Baudhuin. Meeting adjourned at 6:04.

10/27/2025 Sally Baudhuin, member and secretary BOA.