

ZONING BOARD MEETING
OCTOBER 7, 2019
7:30 PM
113 S. ST. JOHN'S DR.
MINUTES – VARIANCES

This hearing was called to order at 7:31pm by Chairman Lori Rodriguez.

Zoning Board members present were: Tom Incrocci, Mark Parker, Dale Becherer, Tom Schanherr. Leo Simburger and Mark Mueller were absent. Also present were Chairman Lori Rodriguez, Deputy Zoning Administrator Beth Buehlhorn, Zoning Administrator/Engineer Scott Saeger and Attorney Carmen Durso.

Chairman Rodriguez asked for a motion to approve the minutes for meetings held on September 25, 2019 for 405 N. Lincoln Street and Villas at Sand Rock Creek. Motion was made by Tom Incrocci and seconded by Dale Becherer. All were in favor. Motion was approved.

Deputy Zoning Administrator Buehlhorn read the Public Notice that was published in the Freeburg Tribune on September 19, 2019.

Chairman Rodriguez read the letter sent to surrounding residents and the list of those residents.

Applicant, Steven Ballard, was sworn in.

Applicant, Steven Ballard, stated he has a mobile home on the property and is making improvements. He would like to put up a garage for vehicles and a few other items to be stored.

Board Member Incrocci asked about the porch Ballard is currently building. Ballard explained the mobile home manufacturer furnished a set of temporary steps and he wanted something sturdier and more substantial. Incrocci asked if the proposed shed and garage will have the same siding as the home. Ballard stated the shed is already on the property – it is a Cook portable building, located on the rear of the lot directly behind the home and is the same color as the home. He had previously requested building permits for the shed and the awning which both had been approved. Incrocci asked about the location of the proposed garage and the requested variance. Ballard stated the drawing is not to scale and explained in order to keep the garage 10-feet from the neighboring mobile home, he would need to shift the garage over to where it would be 4-feet from his mobile home. Ballard also noted the garage will end up being 20-feet by 24-feet. As for utilities, the electric runs behind the home; the water runs along the driveway from the street; and the sewer runs from the home out to the sewer main in the street.

Board Member Becherer asked if the driveway would be concrete, which Ballard confirmed there would be concrete from the existing pad to the new garage; the remaining driveway out to the street will remain rock. Becherer pointed out the lot coverage on the application is difference than what was noted in the letter to the board. Zoning Administrator Saeger clarified there had been a change since the original application was submitted.

Board Member Parker asked if there is to be electric or water to the garage. Ballard stated no water, but at a later date may decide to put electric in. There will be a garage door on the front and a walk-through

door on the side of the garage. Gutters from the garage will drain to the west into the swale located on the back of the lot.

Board Members Schanherr and Incrocci asked for clarification on the measurements of each structure and the property lines. Ballard and Saeger explained where the proposed garage would be next to the home and the distance to the property lines. Schanherr asked if this will be a stick built or pole barn building. Ballard is not yet sure but would prefer a stick built.

A motion was made by Tom Incrocci to grant the variance for the increased lot coverage from 25% to 30%, and to grant the 6-foot variance to reduce the required distance to the principal building to be 4-foot. Roll call was taken. Tom Incrocci, aye; Mark Parker, aye; Dale Becherer, aye; Tom Schanherr, aye. Motion granted.

A motion was made by Mark Parker and seconded by Tom Schanherr to adjourn the meeting. All were in favor. Meeting adjourned at 8:04pm.