

SMITHTON ZONING BOARD HEARING
NOVEMBER 6, 2019
7:30PM
MINUTES – LOT 5 LONE OAK ESTATES

The hearing was called to order at 7:30pm by Chairman Lori Rodriguez.

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

Also present were Jason Becherer and Kirk Lafore.

Chairman Rodriguez asked for a motion to approve the minutes for zoning meeting held October 7, 2019. Motion was made by Tom Incrocci and seconded by Dale Becherer to approve the minutes. Roll call was taken. Tom Incrocci, aye; Dale Becherer, aye; Tom Schanherr, aye; Leo Simburger, aye; Mark Parker, aye. Motion approved.

Deputy Zoning Administrator Buehlhorn read the Notice as published in the Freeburg Tribune.

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

All who wished to speak were sworn in by Deputy Administrator Buehlhorn.

Applicant, Kirk Lafore, is interested in purchasing half an acre of the 5-acre lot that Trevor Becherer owns and building a house on that corner. Jason Becherer stated that Trevor plans on building a house on his remaining portion of the lot.

Board Member Incrocci asked about the lake that has been dug on the lot and if there is enough room left to build Trevor Becherer's house. Lafore's house will be on the southeast part of the lot; Becherer's house will be behind Lafore's house. There is a lake on part of Becherer's lot extending to the neighboring lot. Incrocci asked where the utilities will come from. Lafore explained that they are platted to have the same utility easement as Becherer's lot. Incrocci asked if Becherer has plans to do any more subdividing which Jason Becherer stated no.

Chairman Rodriguez asked Lafore if his house will be part of Southwoods Subdivision. Lafore explained it is not part of Southwoods, but they will comply with the same restrictions and setbacks as the subdivision.

Board Member Becherer asked if there are no other lots available in Southwoods. Lafore stated there are lots available, but they are smaller. He had been approached by his client about building a house similar to the spec-home he had built down by Lot 1 of Lone Oak. Lafore then approached Trevor Becherer about selling off part of his Lot 5.

Board Member Schanherr asked about the pile of dirt that is currently on Lot 5 and was concerned about drainage issues that were discussed when the zoning board met about dividing Lone Oak Estates. It was explained the dirt is from the lake that was recently dug. Jason Becherer explained there is a retention area behind the proposed lot with drainage pipes running under Lots 4 and 5 into the ditch. Located on the east side of the subdivision, it has been built up so the water runs off into the drainage ditch. Engineer Saeger stated improvements have been made as needed. They are also hopeful that the lake will provide additional retention.

Durso asked Saeger, at the time the original owner of Lots 1-5 came to the board asking to divide the property into these lots, if there were any restrictions placed on the property. Saeger does not recall any restrictions placed.

A motion was made by Tom Incrocci and seconded by Mark Parker to recommend to the board of trustees the approval to change the plat to allow for the half acre lot. Roll call was taken. Tom Incrocci, Aye; Mark Parker, aye; Dale Becherer, aye; Tom Schanherr, aye; Leo Simburger, aye. Motion granted.

A motion was made by Tom Incrocci and seconded by Mark Parker to adjourn. All were in favor. Meeting was adjourned at 7:55pm.