

ZONING BOARD MEETING
SMITHTON SENIOR CENTER
May 5, 2021
7:30 PM
BRUNS - 320 S HIGH ST
VARIANCE REQUEST
MINUTES

This 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, Leo Simburger, Julie York. Also present were Chairman Lori Rodriguez, Zoning Administrator and Engineer Scott Saeger, Deputy Zoning Administrator Courtney Munie and Attorney Carmen Durso.

Chairman Rodriguez asked for a motion to approve the minutes for meeting held on March 10, 2021. Motion was made by Tom Incrocci and seconded by Mark Parker. All were in favor. Motion approved.

Deputy Zoning Administrator Munie read the Public Notice that was published in the Freeburg Tribune on April 15, 2021.

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

Applicant, Mr. & Mrs. Bruns was sworn in to speak.

Mr. Bruns explained that he is asking for a variance so he can park his service van inside, and that would require at least a twelve-foot door.

Rodriguez opened it up to the floor for any questions, no questions.

Rodriguez opened it up to the zoning board for questions.

Simburger asked Mr. Bruns if he had expensive tools in the work van.

Mr. Bruns said yes, he did.

Becherer asked Mr. Bruns what type of building construction he was putting up.

Mr. Bruns said it will be a pole barn with metal sides, a typical pole barn.

Becherer asked about the drainage if it would have downspouts.

Mr. Bruns explained that he was going to tile it to the back waterway, located at the back of the property.

Becherer asked what type of flooring would be in the pole barn.

Mr. Bruns said concrete, it will be insulated and heated.

Becherer asked if he planned to have any other utilities besides the basic electric.

Mr. Bruns said he will have water too, perhaps one day a bathroom as well. Mr. Bruns explained that his house sewer runs all the way down to South Street past Mrs. Bettis's house. It would be way too far to tie the pole barn into that. There is a sewer behind where the new building will be placed, but its only four foot deep and that is why his house is not pulled into it. So, if one day he decides to have a bathroom he would pay the tap on fee and run a new sewer into it.

Incrocci stated that he had a hard time finding Mr. Bruns home. He wanted to know if the one lane dirt road goes all the way to his house.

Mr. Bruns said no, that goes to the school's property.

Incrocci asked how he would get his van into the new garage.

Mr. Bruns said he would have to come back into his driveway and put a new driveway around his house. Mr. Bruns explained that his existing driveway goes in front of his house now, he is going to have it veer off and around to the front of the new building.

Incrocci asked if the one large van was the purpose to build the pole barn.

Mr. Bruns said he has one van now and should have two more by the end of this year. He is hoping in the future there will be a third.

Incrocci asked what type of business Mr. Bruns did.

Mr. Bruns explained that he owns Red's Sewer Service.

Incrocci asked if the siding and roofing material would look like the current garage.

Mr. Bruns said no, it will be nicer. Mr. Bruns will probably have two color tin with an overhang.

Parker asked if Mr. Bruns had plans on buying bigger equipment like a backhoe or anything.

Mr. Bruns said no, he has no plans to do any excavating work ever.

Parker asked if it was going to be a rock or asphalt driveway.

Mr. Bruns said it will be rock.

Parker asked if it was going to be an overhead garage door instead of a sliding door.

Mr. Bruns said it will be an overhead garage door.

Parker asked if he planned on putting other vehicles in the pole barn to get them out of the way.

Mr. Bruns said yes, at least one will get parked in there to get one out of the driveway.

Parker asked if there would be any exterior lighting on it.

Mr. Bruns said he will probably have some motion light.

Schanherr asked if Mr. Bruns business would grow to the point that he would need a parking lot for employees.

Mr. Bruns said it would never grow that large, he has no intention of doing that. Mr. Bruns only plans to extend the business with his kids.

York asked if Mr. Bruns planned on doing this himself or would have a contractor.

Mr. Bruns said he has a contractor that will do the work.

York asked when Mr. Bruns was planning on getting started.

Mr. Bruns said sometime this summer, he would like to have it built before winter.

Durso asked Mr. Bruns what his hardship was for this variance request.

Mr. Bruns said to have his service van inside.

Durso asked Mr. Bruns if he would be denied this variance if it would make it an inconvenience for him.

Mr. Bruns said yes, very inconvenient. Mr. Bruns explained that in the winter all his stuff freezes and must thaw it all out to be able to work.

Rodriguez asked Saeger if he saw any problems with this.

Saeger stated no.

A motion was made by Tom Incrocci and seconded by Tom Schanherr to approve the request for a five-foot variance for the wall height and a six-foot variance for the roof peak height on the proposed detached garage on 320 S High St in Smithton. Roll call was taken. Tom Incrocci, aye; Tom Schanherr, aye; Mark Parker, aye; Dale Becherer, aye; Leo Simburger, aye; Julie York, aye. Motion approved.

Meeting continued for Hunters Point and adjourned at 9:07 pm.