

ZONING BOARD MEETING
SMITHTON VILLAGE HALL
May 12, 2021
7:30 PM
MANLEY – 4635 KNAB RD
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. Two members were absent. Also present were Chairman Lori Rodriguez, Zoning Administrator and Engineer Scott Saeger, Deputy Zoning Administrator Courtney Munie and Attorney Carmen Durso.

Deputy Zoning Administrator Munie read the Public Notice that was published in the Freeburg Tribune on April 22, 2021.

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

Applicant, Mr. Manley was sworn in to speak.

Manley explained to the zoning board that he has been looking for a lot to purchase to build a pole barn on for about 3 years. Manley currently lives in Belleville and is looking for a better community to have his kids grow up in. The pole barn would be used to store his large, enclosed trailer and two vans. Also, he would like to utilize the pole barn by putting an indoor batting cage in it as well.

Rodriguez opened it to the zoning board for questions.

Becherer asked what size the pole barn would be.

Manley stated 60 by 40 ft.

Becherer asked if it would be metal sided.

Manley said it would be all siding with asphalt shingles.

Becherer asked if it would match the house.

Manley said yes, it would match the house exactly. It will have windows and a walkway.

Becherer asked if it will have concrete.

Manley said yes.

Becherer asked if Manley would have down spouts and what direction they would go considering drainage was a big issue out there.

Manley said he was planning on having down spouts and was aware that the drainage was an issue. Manley said that Matt from D&F is building his home and will be handling that because he is aware of the issue. Manley said they are going to do their best regarding the drainage.

Incrocci stated to Manley that he was aware that there is a runoff situation on his piece of property with the ditch to the North. Incrocci assumed Manley had been told that he must maintain that ditch.

Manley said he was not told but that would not be a problem.

Incrocci explained that they had a session a while back about run off that went through that ditch and flooded part of the properties in Southwoods. Incrocci was under the impression that the ditch had been widened. Incrocci asked Saeger if he knew the new width of that ditch.

Saeger said from bank to bank its about 10 ft. He did not measure it, but just his thought from eyeing it.

Incrocci asked if work had been done to widen the ditch from the previous session.

Saeger said yes, Matt had regraded.

Incrocci asked how far the edge of Manley's shed is to the point of where the ditch starts.

Manley said he thinks about 25 ft. They set the shed more behind the house for drainage reasons. Matt said they would have to put a ditch in between the two houses as well to slow down the drainage or to help with the drainage from the yard. Manley's sister-in-law and brother-in-law are building a house right next door. He said they are going to have a ditch between the two houses to absorb some of the water coming off their property from the south.

Incrocci said the diagram shows 26 ½ ft from the edge of the property to Manley's shed. The ditch is about 10 ft wide and that would make the shed about 10 to 11 ft from the edge to the ditch.

Manley asked if the property line was dead center down the middle of the ditch or if the whole ditch was included in his property line

Saeger said the whole ditch is on his property.

Incrocci said they were supposed to raise the ditch on the north side to help keep the flow from going into Southwoods.

Saeger said they did not go into the existing properties of Southwoods.

Incrocci asked if the ditch was slightly raised on the north side.

Saeger did not think they mounded any dirt up; they did make it deeper so that it would slope from the north to the south.

Incrocci asked what type of utilities Manley planned on having in the shed.

Manley said electric and water, he will have a restroom facility.

Rodriguez asked if he was building a ranch or two-story home.

Manley said a ranch.

Incrocci asked if the roof peak on the shed was going to be higher than the roof on the house.

Manley said he did not think it would be higher than the house.

Parker asked if he planned on having a loft inside the shed with the roof height being so high.

Manley said no.

Parker asked if he was going to have exterior lighting.

Manley only plans on having a light on the walkway, this would be on the southside of the pole barn. He does not plan on having a flood light, he does not want to blind the neighbors. He currently has that situation at his current house and knows the feeling.

Parker asked if he would have concrete or rock going back to the shed.

Manley said he has not determined that right now, but he is looking more towards concrete.

Parker stated that the pole barn was going to be sided but wanted to know if it would have studs or anything like that.

Manley said it is going to be stick built.

Parker asked if he was on an aeration system.

Manley said yes.

Parker stated that should not be an issue to tie into the shed.

Manley said no

Parker asked if the batting cages would cause allot of traffic or if Manley was a coach and would have people over.

Manley said no.

Schanherr asked if the work to the berm had been done up to satisfaction and was done all the way back to the property. He believed it was supposed to be an 8 ft drop.

Saeger said they had not gotten any complaints once the final grade was done the second time.

Schanherr asked if the slope was supposed to go all the way to the end of the property.

Saeger said he looked shortly after a rain and there was very little water laying, it was flowing well and graded well.

Manley said some neighbors from Southwoods came out asking what they were doing last week. Manley said the neighbors had mentioned before the ditch they had bad water problems but since then they have not.

The zoning board was glad to hear the feedback of no more issues.

Schanherr asked Manley what he was needing the height of the door for.

Manley said he has an enclosed trailer that he uses for work and wants to be able to store it.

Schanherr asked if the trailer would fit with a regular height and why it had to be such a difference.

Manley stated that he is needing the bigger height so he can have a 12 ft batting cage.

Schanherr asked if the batting cages could be outside.

Manley said he would like to have it inside so they could use it all year round.

Parker asked how high the door had to be to get into the building.

Manley said 10 ft.

Parker explained that is why he needs 12 ft then.

Schanherr asked if he was going to drain his waterspouts to the berm.

Manley said he is going to drain them away or it is just going to cause problems. The plan is to drain them to the west towards the lake. Manley said if you look at the elevation to the house foundation it would have to slope that way no matter what.

Parker had a question about the ditch that was going to go between Manley's property and the neighbors to the south. Parker wanted to know if that would drain to the west also.

Manley said yes, it is going west from what Matt has told him.

Incrocci asked if there was a collection area to the west or a gradual slope.

Manley said there is a lake to the west where it should go.

Incrocci said I am assuming it must go to the north west corner of that property.

Durso asked Manley if there was a house on the property now.

Manley said no, the house is being built currently.

Durso asked if the house would be facing Knab Road.

Manley said yes.

Durso asked if the shed would be built in the back of the house.

Manley said yes.

Durso asked Manley to be specific about what the undue hardship would be.

Manley said there really is no hardship. The main reason he bought the lot was so he could build a pole barn. That was the impression given that a pole barn could be built there.

Durso asked Manley if he could still build a shed within the specifications of the ordinance.

Rodriguez asked Manly if that would fit his trailer.

Manley said probably not, he had based his measurements off the pole barn the neighbor had built.

Rodriguez asked for a motion.

A motion was made by Tom Incrocci and seconded by Mark Parker to approve the request for a variance for the shed installation with the 12 ft walls for a variance of 3 ft and a roof peak of 23 ft for a variance of 10 ft. Roll call was taken. Tom Incrocci, aye; Mark Parker, aye; Dale Becherer, aye; Tom Schanherr, aye. Two members were absent. Motion approved.

Meeting continued for Ballard and adjourned at 8:15 pm.