

# SMITHTON ZONING BOARD

## ZONING BOARD HEARING

July 26, 2021

7:30pm

Johnson Variance 210 & 212 S St. John's Drive

## MINUTES

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

Zoning Board members present were: Tom Incrocci, Dale Becherer, Tom Schanherr, Leo Simbuger, Julie York, and Jesse Carlton. Also present were Chairman Lori Rodriguez, Zoning Administrator and Engineer Scott Saeger, Deputy Zoning Administrator Michelle Schlarman, and Attorney Carmen Durso.

Chairman Rodriguez asked for a motion to approve the meeting minutes from July 7, 2021- Hunters Point. A motion was made by Tom Incrocci and seconded by Tom Schanherr to approve the minutes from July 7, 2021. All were in favor. Motion was granted.

Deputy Zoning Administrator Michelle Schlarman 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.

The applicant and residents who wished to speak were sworn in by Deputy Administrator Michelle Schlarman.

Mindy Johnson explained to the Board that she bought 210 and 212 S St. John's Drive and bought a new mobile home to place on the lots. In order to have a bigger back yard she would like to place the mobile home diagonally on the two lots, so she is requesting a nine-foot variance for side setback. She stated that she is withdrawing the variance request for a three-foot rear setback for her garage. She would like to put in a pool and fence also. Saeger told her that the Board would not be able to decide on a fence at this meeting, but that he will discuss the fence guidelines with her at a later date.

The Board asked Johnson if she had the lots platted with the County, why she wanted to place the mobile home catty corner on the lots when it would fit without the need for a variance,

what kind of driveway she will have, and if there would be any problems with visibility with the planned position of the mobile home.

Johnson replied that she had the lots platted at the Courthouse and showed the paperwork to Saeger. She stated that when she bought the new mobile home, she did not know the property setback requirements. She bought the two lots so that she could have a big backyard, but if she positioned the mobile home so that a variance would not be required all she would have is a big front yard. She stated that she plans on keeping a rock driveway. There will be no problems with visibility, Saeger agreed with her on this. The mobile home is ready to be placed if the variance is granted.

The Board asked Johnson if the existing shed will be removed, where the new garage will be placed, if she will have electricity in it, and if there are utilities close to it. Johnson stated that she will get rid of the old shed and place the new garage, with electricity, nine feet from the adjacent property owner's trailer. There are utilities within five feet of the old shed site.

The adjacent property owner stated that she would be satisfied with the planned placement of the mobile home and the garage.

Tom Incrocci made a motion which was seconded by Dale Becherer to approve the nine-foot variance for a side setback for a mobile home placement at 210 S St. Johns Drive. Roll call was taken: Tom Incrocci, yes; Dale Becherer, yes; Tom Schanherr, no; Leo Simburger, yes; Julie York, yes; Jesse Carlton, yes. Motion was granted.

Dale Becherer made a motion which was seconded by Tom Incrocci to adjourn. All members were in favor. Meeting was adjourned at 7:59pm.