

# SMITHTON ZONING BOARD

## ZONING BOARD HEARING MINUTES

February 17, 2022

7:30pm

Koderhandt – 10 N Smith Street

The hearing was called to order at 7:32pm by Chairman Rodriguez. The Koderhandt hearing started at 8:10pm.

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

Deputy Zoning Administrator Schlarman read the notice as published in the Freeburg Tribune.

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

The applicant was sworn in by Deputy Administrator Schlarman.

Daryl Koderhandt explained to the Board that he would like a 5-foot wall height, 5-foot roof peak, and 13% lot coverage variance for a shed on his property.

Koderhandt gave the following answers to questions from the Zoning Board: He wants to have a contractor install a neutral color, 40 x 36 foot shed, with electric, in his backyard to store a camper, vehicles, and lawn equipment. His previous camper was totaled by a neighbor's tree-limb falling on the camper. He will have a concrete entrance poured for the shed. There are two small sheds on the back of his property. One of them will be removed and the steel portable shed will be placed closer to the house. The runoff from the shed will go to the ditches to the east and west. He thinks he will have sufficient room to back a camper into the shed. His property is narrow but deep. He may thin out some of the trees in the back of the property. The shed will not interfere with the power lines in the back easement.

Engineer Saeger calculated the lot coverage for the total of 38% lot coverage. He is satisfied with the drainage plan and sees no issues with the distance to the property lines.

Tom Incrocci made a motion which was seconded by Dale Becherer to approve the variances for 5-foot wall height, 5-foot roof peak, and 13% lot coverage for 10 N Smith Street – contingent upon the calculations for lot coverage be entered on the application, and the smaller shed be removed from the property. Roll call was taken: Tom Incrocci, yes; Dale

Becherer, yes; Tom Schanherr, yes; Leo Simburger, yes; Julie York, yes. Jesse Carlton, absent. Motion was granted.

Tom Incrocci made a motion which was seconded by Dale Becherer to adjourn. Roll call was taken: Tom Incrocci, yes; Dale Becherer, yes; Tom Schanherr, yes; Leo Simburger, yes; Julie York, yes. Jesse Carlton, absent. Motion was granted.

Meeting adjourned at 8:40pm.