

SMITHTON ZONING BOARD

ZONING BOARD HEARING MINUTES

February 17, 2022

7:30pm

Gravot – 5524 High Street

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

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, Deputy Zoning Administrator Michelle Schlarman, Chairman Lori Rodriguez and Attorney Carmen Durso. Zoning Board member Jesse Carlton was absent.

Chairman Rodriguez asked for a motion to approve the meeting minutes from December 16, 2021, Sprengel – 3011 S Illinois. A motion was made by Leo Simburger and seconded by Julie York to approve the minutes from the hearing on December 16, 2021. All members were in favor. Motion was granted.

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

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

The applicants were sworn in by Deputy Administrator Michelle Schlarman.

David “Tony” Gravot explained to the Board that they would like a three-foot wall height and one foot roof peak variance for a shed in his backyard.

Gravot gave the following answers to questions from the Zoning Board: Tony would like to use the shed for storing a camper that he plans to buy. He also needs storage room for yard equipment that is presently sitting outside. The shed will be a 40’ x 60’ pre-engineered steel building installed by a company. He will not put in utilities at this time. Downspouts will disperse water to the culvert on the North side of the property. Tony has been to the County Mapping and Planning Dept. and initiated combining the three parcels on his 1 ½ acres of property. Flooring in the shed will be added later. Piers will be put in now. There is a driveway that extends along his property, and he plans on entering the shed from the back of the property. The shed will not be visible from the street in front of the property. There are no

utilities near the shed site and only one tree that will not be an obstacle. He stated that the variances will allow sufficient room to store a camper.

Zoning Administrator Saeger is satisfied with the drainage and lot coverage.

Tom Incrocci made a motion which was seconded by Tom Schanherr to approve the three-foot wall height and one foot roof peak variance for a shed at 5524 High Street. Roll call was taken: Tom Incrocci, yes; Tom Schanherr, yes; Dale Becherer, yes; Leo Simburger, yes; Julie York, yes. Motion was granted.

The Gravot hearing concluded at 7:49pm. The Board proceeded with the second hearing.