

SMITHTON ZONING BOARD

ZONING BOARD HEARING MINUTES

February 17, 2022

7:30pm

Hopkins – 5511 Alpine Place Drive

The hearing was called to order at 7:32pm by Chairman Rodriguez. The Hopkins hearing started at 7:50pm.

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.

Tim Hopkins explained to the Board that he would like a 7-foot wall height and 9-foot roof peak variance for an outbuilding on his property, as well as a Special Use permit for the outbuilding on residential property without a residence.

Hopkins gave the following answers to questions from the Zoning Board: Hopkins would like to build the outbuilding on his property at this time to store various equipment that he has. All of his equipment is stored in various locations now. He hopes to build a home on the property in the next 1-2 years. The outbuilding will be 300-400 feet from the stubout at the end of Alpine Place Drive. The building will be 48' by 80' with 16' walls, concrete flooring, a large door on front with a smaller door and lean-to on the side. Roof drainage will be to a ditch on the South side. He will run electricity to it, probably from the box on Alpine Place Drive. He will not have sewer at this time but might possibly have water. He will put in a rock road to the building but when the house is built there will be a concrete drive to the house.

Engineer Saeger does not see any issues with putting in a rock road or adding utilities.

Tom Incrocci made a motion which was seconded by Leo Simburger to approve the variances

for 7-foot wall height and 9-foot roof peak, and to recommend to the Village Board approval of the Special Use Permit for an outbuilding on residential property without a primary residence. Roll call was taken: Tom Incrocci, yes; Leo Simburger, yes; Tom Schanherr, yes; Dale Becherer, yes; Julie York, yes. Jesse Carlton, absent. Motion was granted.

Attorney Durso explained to Hopkins that the Village Board will vote on the Special Use Permit at the next Board Meeting.

The Hopkins hearing concluded at 8:09pm. The Board proceeded with the second hearing.