

SMITHTON ZONING BOARD

ZONING BOARD HEARING MINUTES

August 4, 2022

7:00pm

Mueth – 15 S. Smith Street

Chairman Rodriguez called the meeting to order at 7:00pm.

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

Chairman Rodriguez asked for a motion to approve the meeting minutes from the Stehl/JTJ Land hearing on 5/26/22. A motion was made by Tom Incrocci and seconded by Tom Schanherr to approve the minutes from the hearing on 5/26/22. Roll call was taken: Tom Incrocci, yes; Tom Schanherr, yes; Leo Simburger, present; Julie York, absent; Jesse Carlton, yes; Todd Reyling, absent. Motion was granted.

Deputy Zoning Administrator Michelle 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 applicants were sworn in by Deputy Administrator Michelle Schlarman.

Rick Mueth explained to the Board that he is asking for Variances for an 8-foot reduction in the required minimum distance to the principal building, resulting in a setback of 4 feet, and an 8-foot reduction in the required minimum rear setback, resulting in a 4-foot setback to the rear property line.

Questions and discussion with the Zoning members, as well as questions previously obtained from Mueth by Engineer Saeger *see email attachment to application, revealed the following information: Mueth would like to purchase a 10' x 12' prefabricated metal-walled shed to be assembled on site from Menard's. There will be a 4-inch poured concrete floor, which Mueth states will not be over the swale that is present in the yard. There will not be electric installed. He stated that he needs the shed to store his lawn mower and other items which are now

stored outside. He states that there are no utilities underground in that area. The shed would be approximately 20' from the power lines that run overhead to the house and about 30' to 40' feet from the street. He would try to center the shed behind his house. He knows that he will only have 4-feet between the shed and his house and 4 feet between the shed and the back property line. He does not think that there will be any problems with drainage in the back or side yard since there is a swale on the property. He understands that the shed will reduce his yard space.

Engineer Saeger checked the Assessor site and states that the proposed lot coverage is 33%.

Tom Incrocci made a motion which was seconded by Jesse Carlton to approve the variance requests for an 8-foot reduction in the required minimum distance to the principal building, resulting in a 4-foot side setback, and an 8-foot reduction in the required minimum distance to the rear property line, resulting in a 4-foot rear setback. Roll call was taken: Tom Incrocci, yes; Jesse Carlton, yes; Tom Schanherr, yes; Leo Simburger, yes; Julie York, absent; Todd Reyling, absent. Motion was granted.

After the applicant was dismissed, the Zoning Board discussed the revised Zoning forms. The members will review the forms and inform Deputy Administrator Schlarman of any suggested changes. The forms will then be reviewed by the Village Trustees before being finalized.

Tom Incrocci made a motion which was seconded by Jesse Carlton to adjourn. All were in favor. Motion was granted and meeting adjourned at 7:22pm.