

SMITHTON ZONING BOARD

ZONING BOARD HEARING MINUTES

May 4, 2023

7:00pm

Asbridge – 235 N Julia

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

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

Chairman Rodriguez asked for a motion to approve the previous Zoning hearing minutes. A motion was made by Tom Incrocci and seconded by Tom Schanherr to approve the minutes from 2-16-23 for McDonald at 5672 Sand Rock Rd. Roll call was taken: Tom Incrocci, yes; Tom Schanherr, yes; Leo Simburger, yes; Julie York, absent; Jesse Carlton, absent; Jim Hildreth, yes. 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 a list of those residents.

The applicant was sworn in by Deputy Administrator Michelle Schlarman.

Questions and discussion between Clay Asbridge and the Zoning Board revealed the following information:

Asbridge is requesting a 3' 6" side setback Variance for his mother's property for the purpose of enclosing an existing carport and turning it into a garage. It will provide some storage and protect her vehicle during the winter. The wall of the existing carport was built 1' 6" from the property line years ago. The building is 26' x 26' and will not be enlarged. There are no utilities or easement along the edge of the property. Becker Construction will add metal siding and a standard-sized, 10-12' garage door with one regular door and 2 windows. There will be no water or sewer in the garage. The electric will come over from the house and will be underground. The placement of the new manufactured home will overlap the edge of the

garage by approximately 5 feet when viewed from the street. The new home will be placed on piers and framed with cinder blocks. The floor of the garage will be rock. The downspout in the rear drains to the back of the yard. After the construction is completed the back yard will be redone. There is a concrete wall on the South side of the property that belongs to the neighbor.

Scott Saeger has no objections to the garage from an engineering standpoint.

Tom Incrocci made a motion which was seconded by Tom Schanherr to approve the 3' 6" variance request on the South side of the property to support the upgrade of the existing carport structure to be enclosed as a garage at 235 N Julia. Roll call was taken: Tom Incrocci, yes; Tom Schanherr, yes; Leo Simburger, yes; Julie York, absent; Jesse Carlton, absent; Jim Hildreth, yes. Motion was granted.

The first hearing adjourned at 7:15pm.