

SMITHTON ZONING BOARD

ZONING BOARD HEARING MINUTES

February 16, 2023

7:00pm

McDonald – 5672 Sand Rock Rd

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

Zoning Board members present were: Tom Incrocci, Tom Schanherr, Leo Simburger, Julie York, Jesse Carlton and Todd Reyling. 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 9-28-22 for Schobert at 3829 State Rte 159. Roll call was taken: Tom Incrocci, yes; Tom Schanherr, yes; Leo Simburger, yes; Julie York, yes; Jesse Carlton, yes; Todd Reyling, 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 Schobert and the Zoning Board revealed the following information:

Chris McDonald is requesting a 15 feet front variance to put a shed 47' from his front property line instead of 60' as allowed by Ordinance. McDonald stated that the location allowed by Ordinance would place the shed in a sloped drainage area of the yard. He also feels that the shed will look better if brought up more in line with the front of the home. The shed will be 2 feet inside of the front and south corner of an existing 4' vinyl fence. McDonald states that the front corner of the yard is higher because the back of the yard had been sloped 1' to 1½ feet in the past for a swimming pool. The pool is no longer there. The shed will be placed on a 12' by 16' concrete pad. The pad will be thicker from the east end to the west end to level the shed. There will be a ramp at the entrance door on the East side of the shed. The shed will be 12' by

16' with 9' wall height and 11' roof peak and 4/12 roof pitch. McDonald will order it premade and delivered. It will be wood construction. They will try to match the color to the siding of the house. It will not have electric. There is an electric line running from the Southwest corner of the property to the rear Southeast corner of the house. The edge of the concrete pad will be roughly 3 feet from the power line. McDonald stated that he will contact JULIE before starting the project. The fence is 8' to 10' from the property line on the South. The edge of the shed will be 45' from the neighbor's house. Engineer Saeger stated there is not an easement on the South side of the property. McDonald stated that he measured the distance from the front property line, and it is 45' to the fence and 47' to the shed, so the Zoning members agreed that a 13' variance would be sufficient.

Tom Incrocci made a motion which was seconded by Tom Schanherr to approve a 13' variance request, with the stipulation that JULIE is called to verify that there will be no interference with the electric power line. Roll call was taken: Tom Incrocci, yes; Tom Schanherr, yes; Leo Simburger, yes; Julie York, yes; Jesse Carlton, yes; Todd Reyling, yes. Motion was granted.

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