

# SMITHTON ZONING BOARD

## ZONING BOARD HEARING MINUTES

June 8, 2023

7:00pm

Zalders – 118 N Smith

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

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

Chairman Rodriguez asked for a motion to approve the previous Zoning hearing minutes. A motion was made by Jim Hildreth and seconded by Tom Schanherr to approve the minutes from 5-15-23 for Fulford – SE Corner of Highway 159/Douglas Rd. Roll call was taken: Jim Hildreth, yes; Tom Schanherr, yes; Julie York, yes; Lori Rodriguez, 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 Zalders and the Zoning Board revealed the following information: Evan Zalders informed the Board that he is new to Smithton and purchased the house at 118 N Smith St. He is asking for variances to add on to the house on the south side, and to install a fence. The home addition will be 37' x 19' and will bring the back of the house out almost even with the back of the garage. He had already started on the fence posts before he realized that a permit and variance was required. The roof peak on the addition will be opposite in direction of the existing roof peak. He will have a gutter on the South side for rain drainage into the back yard which he says drains off to the side of the yard. He states that runoff should not go into the neighbors yard, since his yard is a little lower than the neighbors. He said that if drainage becomes a problem he would put tile drains in. He wants a dry yard since he has 2 dogs. The electric service has already been replaced on the side of the house. He states that there are no utilities in the area of the addition or the fence. There is an easement along N. Smith St. The home addition and remodeling will be done by him and some friends who are construction workers. He plans on putting siding on the addition to match the existing house. The fence will be a white wooden picket fence approximately 36" high, with 2 gates. In the future he might move the fence lines in the back yard. He understands that

he will need a building permit if he does that. The fence will not impede vision at the intersection. Zalders plans on having the trees trimmed and the branches thinned out.

Scott Saeger did not have any issues with the permits or building plans.

Jim Hildreth made a motion which was seconded by Tom Schanherr to approve a Front Setback variance of 18 feet for a room addition, and a Side Setback variance of 10 feet for a fence. Roll call was taken: Jim Hildreth, yes, Tom Schanherr, yes; Julie York, yes; Lori Rodriguez, yes. Motion was granted.

Jim Hildreth made a motion which was seconded by Tom Schanherr to adjourn. All were in favor. Motion was granted and meeting adjourned at 7:25pm.