

SMITHTON ZONING BOARD

ZONING BOARD MEETING

August 24, 2023

7:00 PM

13 S MAIN ST.

MINUTES

Before the hearing was called to order Mayor Smallwood introduced Kari Speir as the new Village Administrator and Zoning Administrator. The hearing was called to order at 7:02pm by Chairman Lori Rodriguez.

Zoning Board members present were: Tom Incrocci, Tom Schanherr, Leo Simburger, Julie York, Jesse Carlton, and Jim Hildreth. Also present were Chairman Lori Rodriguez, Deputy Zoning Administrator Michelle Schlarman, Mayor Mike Smallwood, Zoning Administrator Kari Speir, and Attorney Carmen Durso.

Tom Incrocci made a motion which was seconded by Jim Hildreth to approve the minutes from the hearing on 6-19-23 for Hy-Dac at 402 S Julia Street. Roll call was taken: Tom Incrocci, yes; Jim Hildreth, yes; Tom Schanherr, yes; Leo Simburger, yes; Julie York, yes; Jesse Carlton, abstain. Motion was granted.

Deputy Zoning Administrator Michelle Schlarman read the Public Notice that was published in the Freeburg Tribune.

Chairman Rodriguez read the letter sent to surrounding residents and the list of those residents.

Doug Martin was sworn in by the Deputy Zoning Administrator.

Martin explained that he would like to add a storage building to the empty lot at 13 S Main. The building will be 32' X 80' with a concrete floor and will match the existing buildings. The lot will be concreted and set back 8' further than the adjacent buildings, to allow more visibility when exiting the parking lot. There will be a 15' garage door and a man door on Julia St. The building will have electric but no plumbing. There are security lights and cameras on the existing buildings, and Martin may add some to the new building. Martin stated that he is not planning on gutters and downspouts. He believes that if the lot is concrete the water runoff will disperse and flow to Julia as it does now. He stated that he will add gutters if needed. The Board does not want excessive runoff in the driveway/exit of Village Hall and the Library. A 6' vinyl privacy fence will be put up between the lot and Village Hall. Martin plans on storing some of his private vehicles along with a business vehicle and equipment. He does not plan on ever opening it for public storage space. There will not be a fire suppression system installed in the building. After research during the meeting it was decided that it is not required. Martin is willing to check with the Fire Department to ensure that the building is up to Fire Codes, and install fire extinguishers.

After discussion regarding the lot coverage, it was decided that the proposed total lot coverage would be 65.4%, which would require a Variance of 15.4%.

Tom Incrocci made a motion which was seconded by Jesse Carlton to approve a South side setback of 7' for a total side setback of 5' for the proposed storage facility and the B-1 lot coverage of 15.4% for a total lot coverage of 65.4%. Roll call was taken: Tom Incrocci, yes; Jesse Carlton, yes; Tom Schanherr, yes; Leo Simburger, yes; Julie York, yes; Jim Hildreth, yes. Motion was granted.

Tom Incrocci made a second motion which was seconded by Tom Schanherr to recommend approval to the Village Board for the Special Use Permit for storage at 13 S Main St., with the conditions that fire extinguishers be installed in the building, and that if the Village Board denies the Special Use Permit, then the granted Variances will be revoked. Roll call was taken: Tom Incrocci, yes; Tom Schanherr, yes; Leo Simburger, yes; Julie York, yes; Jesse Carlton, yes; Jim Hildreth, yes. Motion was granted. The Special Use request will be sent to the Village Board for a final decision.

The Zoning Board all agreed that Advantage Self Storage Business has been a good addition to the Village. There have not been any complaints made to the Smithton PD since the business opened.

A motion was made by James Hildreth and seconded by Leo Simburger to adjourn. All were in favor. Meeting was adjourned at 7:42pm.