

**MINUTES OF THE VILLAGE OF JOHNSBURG**  
**August 30, 2016 MEETING OF THE**  
**PLANNING AND ZONING COMMISSION**  
**(Draft Copy/Not Approved)**

**CALL TO ORDER** – Chairman Husby called the meeting to order at 7:00p.m. in the Village Hall.

**Commission Members Present**

Kim Husby  
Mark Niggemann  
Scott Letzter  
Tom Benck (Absent)  
Curt Larsen  
Beth Foreman  
Bobbie Wiltse

**Petitioners**

Lisa and Steve Kuna  
Paul Meyer

**KUNA VARIANCE REQUEST**

Steve and Lisa Kuna requested that the Planning and Zoning Commission for the Village of Johnsburg recommend that a variance be granted to Section 7.2-1 Permitted Fences, to permit the placement of a fence in the front yard. Said variance is to accommodate a decorative aluminum fence with 4 inch wide openings not to exceed 42” in height along both side property lines in the yard abutting the river. The applicants also requests a variance to Section 7.2-1 Permitted Fences, to permit the placement of a six foot panel, privacy fence along the northeast side of the property in lieu of the otherwise permitted five foot, 30% open fence. Said section of privacy fencing shall not extend more than 45 feet in front of the home in the yard abutting river.

Ms. Kuna presented the request and explained that the variance will allow them to replace the existing chain link fence that is in disrepair and rusting. Chairman Husby collected the proof of publication and mailing receipts. She then read the public notice.

**QUESTIONS FROM THE BOARD**

Commission Member Wiltse questions how long each fence will be in distance. Ms. Kuna explains that both fences (front and back yard) will go the length of their respective yards and meet in the middle. Commission Member Letzter questions when the fence will be installed. Ms. Kuna replied that the quote she received is good up until the end of the year so she will be putting it in before then. Commission Member Niggemann questioned how the applicants will verify that the fence is along their property line. Ms. Kuna state that the fence will actually be inside the property line. Chairman Husby questioned if they had received any feedback from the neighbors. Ms. Kuna states that to her knowledge all the neighbors are ok with the project. Commission Member Wiltse questioned if she looked into the type of privacy fence she will be using. Ms. Kuna replied that she knows that the fence has to be 30% open but she hasn't chosen her exact fence yet.

**QUESTIONS FROM THE FLOOR**

A gentleman in attendance that did not state his name or address questioned the exact location of the privacy fence. Ms. Kuna proceeded to show him the location on her plat of survey and stated that it will not block their view of the river.

### **COMMENTS FROM THE BOARD**

Commission Member Larsen remarked that the fence that extends east and west on both sides of the property are 4 feet in height. Ms. Kuna corrected that they will not be taller than 42 inches.

### **COMMENTS FROM THE FLOOR**

A resident that didn't share her name or address stated that she prefers the fence be 4 feet or shorter all the way around.

### **SUMMARY**

The petitioners summarized their request that the Planning and Zoning Commission for the Village of Johnsburg recommend that a variance be granted to Section 7.2-1 Permitted Fences, to permit the placement of a fence in the front yard and that they be permitted to construct a privacy fence along the northeast side of their property which would not extended more than 45 feet in front of the home on the river side of the property.

Commission Member Letzter made a motion to recommend approval of the variances as requested for the property at 1802 W. River Terrace in Johnsburg. He clarified that per the request, the aluminum fence will not exceed 42 inches in height and the white privacy fence will not exceed 5 feet in height. Commission Member Larsen seconded the motion. Commission Members Letzter, Larsen, Foreman and Wiltse voted aye. Committee Member Niggemann voted nay. Motion carried.

### **MEYER VARIANCE REQUEST**

Mr. Paul Meyer was in attendance to request that a variance be granted to Section 7.1-7 Accessory Buildings and Structures, to permit the construction of an accessory structure measuring 255 square feet in size (to include the covered deck area) with a maximum height of 16 feet, in lieu of the otherwise permitted 168 square feet structure with a maximum height of 10 feet measured at the eave. Said variance is to accommodate the construction of a studio.

Commission Member Foreman moved to continue the matter on September 13<sup>th</sup>, for additional information. Commission Member Larsen seconded the motion. All commission members present voted aye. Motion carried.

**ADJOURNMENT** – Commission member Larsen moved to adjourn. Commission Member Foreman seconded the motion. All Commission Members present voted aye. Motion carried at 7:46 p.m.

Respectfully Submitted,

*Timothy Haynes*  
*Administrative Assistant/  
Collector*