

MINUTES OF THE VILLAGE OF JOHNSBURG
September 13, 2016 MEETING OF THE
PLANNING AND ZONING COMMISSION

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 (Absent)
Tom Benck (Absent)
Curt Larsen
Beth Foreman
Bobbie Wiltse

Petitioners

Paul Meyer

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 on the property commonly known as 3701 Fillmore Rd.

Mr. Meyer presented the request and explained that the variance will allow him to have the extra room to do his arts and crafts. Chairman Husby collected the proof of publication and mailing receipts. She then read the public notice.

QUESTIONS FROM THE BOARD

Commission Member Husby questioned if this structure is directly under a tree. Mr. Meyer explains that that the structure will not be directly under the tree but about half of the structure will be under it. Commission Member Letzter questioned how the petitioner plans to run his gas line to the accessory structure. Mr. Meyer replied that he plans on using an electric heater when needed instead of running gas through the structure. Commission Member Foreman questioned what will be his plan for in the summer when it gets hot inside the shed. Mr. Meyer states that he will use a window AC unit. Chairman Husby questioned if he would be building the structure himself. Mr. states that he will be building it himself along with his son and a friend of the family. Commission Member Wiltse questioned if there will be any water/plumbing. Mr. Meyer replied that there will not be any plumbing connected to the shed. Commission member Larsen questioned what he will be doing with the structure. Meyer replied that he makes furniture in his spare time for his family and friends. Commission member Niggemann questioned the dimensions to the eave. Mr. Meyer states that it will be approximately 12 feet. Commission member Foreman questioned how much the neighbors will see the structure. Meyer replied that it won't block much vision because it will be the same size as the house in height. Commission member Wiltse questioned if he has any plans on selling furniture out of the shed. Mr. Meyer states that the structure is only for his work area and he doesn't do any of his work for money.

QUESTIONS FROM THE FLOOR

No public in attendance.

COMMENTS FROM THE BOARD

No comments from the Board

COMMENTS FROM THE FLOOR

No comments from the Floor

SUMMARY

The petitioners summarized his request that the Planning and Zoning Commission for the Village of Johnsburg recommend 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.

Commission Member Wiltse made a motion to recommend approval of the variances as requested for the property at 3701 Fillmore Rd. in Johnsburg. Chairman Husby seconded the motion. All Commission Members 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 7:26 p.m.

Respectfully Submitted,

Timothy Haynes
*Administrative Assistant/
Collector*