

**MINUTES OF THE VILLAGE OF JOHNSBURG
JUNE 9, 2015 MEETING OF THE
PLANNING AND ZONING COMMISSION**

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

Commission Members Present

Mark Niggemann
Scott Letzter
Steve Nethaway (absent)
Curt Larsen
Beth Foreman
Bobbie Wiltse

Petitioner

Mr. Vincent Meakins

Others in attendance

Mr. Brad Zastrow, adjacent property owner

APPROVAL OF MINUTES – Motion by Commission Member Letzter to approve the February 10, 2015 minutes as written. All committee members present voted aye. Motion carried.

NEW BUSINESS

MEAKINS VARIANCE REQUEST

Vincent Meakins of 1705 River Terrace Drive was in attendance to request a variance to Section 7.1-4 entitled Accessory Buildings and Structures, to permit the placement of a detached garage in front of the main building on a zoning lot. Chairman Husby confirmed that all fees and notice requirements had been met.

Mr. Meakins presented his request and explained that the variance will permit him to replace the previous garage that existed at the same location. Mr. Meakins stated that with the septic field he is restricted to building in the same location as the previous garage. Mr. Meakins also showed photos of the original garage.

QUESTIONS FROM THE BOARD

Commission Member Wiltse raised the following questions: what is the set-back from the property line; whether or not the residence is a two story home; the height of the proposed garage; does the petitioner own the adjoining lot; the location of the septic and what materials were going to be used. Mr. Meakins explained that set-back is four feet; the residence is a one and a half story; and the garage will be thirteen feet high. Mr. Meakins pointed out the area of the septic field and stated he did not own the adjoining lot. He added that the materials were going to match the house but instead of cedar, vinyl siding will be used

Commission Member Foreman asked if he owned the adjoining lot and questioned the hardship. She also inquired whether he considered making the garage smaller. Mr. Meakins stated that he did not own the adjoining lot and is not able to re-locate the garage because of the location of the septic field. He further explained that he needs a two car garage. Commission Member Foreman asked the adjacent property

owner, Brad Zastrow how far his house was from the property line; what size is his lot and if the garage was there when he purchased his house. Mr. Zastrow replied that his home is ten feet off the property line, he is not sure of the width of his lot and the garage was not there when he purchased his property

Commission Member Niggemann inquired what material will be used for the foundation and driveway. Mr. Meakins stated that the foundation would be concrete and the driveway will be gravel.

Commission Member Letzter inquired if it was going to be on a slab and if any trees were going to be cut down. Mr. Meakins said it would be on a slab and no trees would be removed.

QUESTIONS FROM THE FLOOR

Brad Zastrow OF 1703 River Terrace Drive stated that it is a big lot and questioned if the garage could be put in a different area or if the sheds could be taken down and the garage moved. He explained that his house is for sale and is considered that the garage will block the view and thereby decrease the value of his property. Mr. Meakins stated that he did not own the property next to his house and the location of the septic prevents him from putting the garage in another location on the lot. Chairman Husby explained that the petitioner published for a hearing to consider a variance to permit the placement of a detached garage in front of the principal building which is the only variance that can be considered by the Commission that night. Any change in the location of the garage that would require additional variances would have to be considered at another hearing.

A resident of 1616 River Terrace Drive was in attendance and stated that the previous garage was in the same location for many years and that he believes that the petitioner should be able to rebuild the garage.

SUMMARY

Mr. Meakins summarized that he is requesting the variance to permit the placement of a detached 22"x26" garage in front of the main building on a zoning lot.

Commission Member Letzter motioned to recommend approval of the request for a variance to permit a new detached garage in accordance with the specs presented to the commission. Commission Member Larsen seconded the motion. Members Niggeman and Wiltse voted nay. Members Foreman, Letzter and Larsen voted aye. Motion carried.

Chairman Husby noted that the matter will go before the Village Board for consideration.

ADJOURNMENT - Motion by Board Member Letzter to adjourn the meeting. Seconded by Commission Member Foreman. All Members present voted aye. Motion carried at 7:28 p.m.

Respectfully Submitted,

Debra Swetz
Deputy Clerk