

ZONING BOARD OF APPEALS

July 01, 2020 4:00 P.M.

Roll Call: June Kretschmer, Ken Rathje, Teresa Calkins, Dave Havrilla and Joanne Vander Meulen.
Others Present: Zoning Administrator Terry Kelly, Secretary Dena Withey

Motion by Kretschmer second by Vander Meulen to appoint Ken Rathje as chairperson.

PUBLIC HEARING

Chairman Rathje read the variance request, File #2020-01, Thomas Paul.

Date application filed: **6-03-20**
Date Notice of Hearing mailed to petitioner: **6-09-20**
Notice of Hearing in Newspaper: **TRIBUNE** Date: **6-16-20**
Notice of Hearing to Utility Companies: **6-10-20**
Notice of Hearing to residents within 300' of site: **6-10-20**
Distributed to Board Members: **6-26-20**

Reading of Variance Request -

Mr. Paul is requesting that the 30-degree rule be lifted under Ordinance 1286.11 (b), due to neighboring structure is more than fifty feet from waterfront property line. Located at 6854 Oak Bluff.
Parcel #3253-875-574-00. Zoned Residential

Presentation by Petitioners –

Thomas Paul gave history of property and explained that he would like to remove the cottage that is on property and build a new year-round home 6 ft off the north side property line and closer to the water. He is asking for the 30-degree rule to be waved since the neighbor is farther than 50 ft back from the lake. Ordinance 1286.11 (b).

Public Comments –

Mary McKinley, neighbor, handed out pictures and stated that she was not for the waving of the 30-degree due to the fact, this would impact her view.
Patricia McKinley – neighbor, stated she was not for variance, due to taking away the view.
Dan Hack – commented on property lines regarding water frontage.

Correspondence - None

Board Member Questions-

Havrilla – asked about the current structure being removed and did the new home have a walk out basement. He also asked about the placement of new home.

Chairman Rathje read the variance request, File #2020-02, John LaFontaine.

Date application filed: **6-15-20**
Date Notice of Hearing mailed to petitioner: **6-17-20**
Notice of Hearing in Newspaper: **TRIBUNE** Date: **6-16-20**
Notice of Hearing to Utility Companies: **6-17-20**
Notice of Hearing to residents within 300' of site: **6-17-20**
Distributed to Board Members: **6-26-20**

Reading of Variance Request -

Mr. LaFontaine is requesting a 3 ft. side lot variance on side lot line. Located at 6719 Vine Street. Parcel #3253-835-291-00. Zoned Residential

Presentation by Petitioner-

John LaFontaine stated that he built terrace to fence for safety reasons.

Public Comments-

Richard St. Martin, neighbor, handed out pictures and stated that Mr. Lafontaine built terrace without getting a permit. He stated the terrace goes right to fence and he was not for variance.

Terry Kelly, Building Admin. – permit has since been obtained, but has not yet been granted. Terraces are allowed to be 3 ft from property line.

Correspondence-

Letter from Richard St. Martin, against 3 ft variance.

Letter from Gary Szewczyk, for variance.

Board Member Questions-

Kretschmer – asked if terrace was a permanent structure.

Havrilla – asked question regarding the fence.

Calkins – commented that a permit was not obtained before building the terrace.

Close Of Public Hearing

Open And Call To Order Regular Meeting

MOTION by Calkins and second by Kretschmer to approval of minutes from the October 2, 2019, all ayes, motion carried.

Old Business – none

New Business -

MOTION, Carried, Roll Call, by Kretschmer and second from Havrilla to approve the variance request by Mr. Paul to waive the 30-degree variance for at 6854 Oak Bluff under Ordinance 1286.11(b). Ayes 4 Nays 0

MOTION, Carried, Roll Call, by Havrilla and second from Vander Meulen to deny the variance request by Donna Cross and John Lafontaine for a 3 ft side property line variance for a deck at 6719 Vine Street, due to being built without obtaining a permit. Ayes 4 Nays 0

It was stated that anybody in the City can appeal this variance in circuit court within 21 days of granting the variance.

Other Business-

Terry Kelly gave a handout to members and set up a meeting for July 6th at 9:00 a.m.

Adjournment-

MOTION by Calkins and second by Havrilla to adjourn at 5:07 p.m.

Dena Withey
Secretary

