Meeting Minutes

Forest County Board of Adjustment

Tuesday, August 19th, 2014

1. The call to order was given by Chairman Ron Tschohl.
2. The roll was called and present were board members Ron Tschohl, Jim Drefahl and Harry Thurin. ZA Pam LaBine was present and applicant Greg Degroot. Also attending was John and Margaret Myszewski, Dennis Kopecky, Rich Olsen& George Bush.
3. Motion by Harry Thurin to approve the agenda, second by Jim Drefahl, all in favor, motion approved.
4. Motion by Harry Thurin to approve the last minutes of E. Hill, second by Jim Drefahl, all in favor, motion approved.
5. ZA confirmed compliance with open meeting requirements and it is attached.
6. The chairman informed the public that there would be a 5 minute time limit on each speaker.
7. Motion by Harry Thurin to open the public hearing, second by Jim Drefahl all in favor, motion approved.
8. ZA read the application.
9. Members of the board said they would hold off on their report on environmental conditions and the site report until deliberations.
10. Greg Degroot, the applicant said they would like to build a garage and place it so they can eventually tie it onto a new home so he can live here. He thought his lot was 60 feet wide but now knows it is only 57.5 feet wide. He needs to keep away from the holding tank and would tear up the pavement by the road and get rid of the outhouse.
11. ZA asked everyone if they agreed with the placement of the lot line by the town as this was next to a 25 foot easement the town owns. Everyone agreed. She pointed out that the shoreline is unvegetated except for grass. If any variance was granted the board would have to keep in mind the placement of the holding tank and protect access to it. If the lot is 57.5 by 150 feet long there is 8625 sq feet and 20% of that is 1725 square feet. The house is 984 sq feet, shed at 128 sq feet. The sidewalk is approximately 3 x 20 feet or 60 Sq feet. Totaling 1172 sq feet. Approximately 2500 sq feet of pavement would be removed in Mr. Degroots plan.
12. ZA read related correspondence and it is attached.
13. There was no ex-parte communication.
14. The first witness was Rich Olsen, he thought a 36 by 24 foot garage was too big and there were no blueprints. Harry Thurin said the board deals in footprints.

Ed Piontek said his concern was that the town’s right of way is maintained down to the lake. John Myszewski was concerned that with this structure a heavy rain would put more water to the side and affect his groundwater and shoreline. Dennis Kopecky said he was concerned with protecting the 25 foot easement of the town and doesn’t want to see a garage door on the easement side. He marked the 50 foot easement for the road on the Degroot property.

The applicant responded that he had no intention using the easement as a driveway or putting a garage door on that side. All the water run off would be controlled by guttering and put into the ground.

1. Motion to close the public hearing and go into closed session with the minutes made public by Harry Thurin, second by Jim Drefahl, all in favor, motion approved.
2. The board deliberated on the request of Greg Degroot to exceed the impervious surface limit, build closer to the road and side lot line. Harry Thurin said if we allow a 36 foot garage Degroot wouldn’t have access to build a home. The lot is only 57.5 feet wide, we have to ease the town’s concerns. Jim Drefahl said that the garages located near this lot are smaller. Don’t take the depth away but take some width away. 8625 x .30 is 2587 sq ft. A 24 x 30 garage is 720 sq ft. total would be 1172 plus 720 would be 1892. That would leave some for the house later. Ron Tschohl said he would like to see mitigation on the lake. Jim Drefahl said that if everything is guttered and into drywells that would take care of the runoff. Ron Tschohl said there should be a 35 foot buffer on the left side of the dock and a 10 foot buffer on the right side of the dock. The view corridor is 15 feet. Harry Thurin said to reduce the setback to 10 feet from the road right of way so there is enough room for a car and 5 feet on one side or the other so a home could be built. Jim Drefahl did not agree with having a 35 foot no mow or revegetationon the shore as the home as it is 62 feet from the OHWM. Motion by Jim Drefahl to go back into open session and to make the minutes of the closed session public, second by Harry Thurin, all in favor, motion approved.
3. Motion by Harry Thurin to approve the variance conditionally with the following restrictions; garage to be 24 x 30 feet, remove the blacktop and cement walkway, set garage 5 feet off either side yard, 10 feet from the road right of way as marked, (35 feet from the centerline), revegetate or no mow on the left side of the view corridor 35 feet from the OHWM and 10 feet on the right side of the view corridor. Jim Dryfahl did not second this motion. He objected to the 35 feet of revegetation on the right side of the view corridor and asked the board to reduce it to 15 feet so there was room for activities. The board agreed, the revised motion was seconded by Jim Drefahl and all voted in favor.
4. Motion by Harry Thurin to adjourn, second by Jim Drefahl, all in favor, motion approved.

Submitted by:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_8/21/14