Meeting Minutes

Forest County Board of Adjustment

Tuesday, July 11th, 2017

10:30 a.m. Freedom Town Hall

1. The call to order was given by Chairman Harry Thurin at 10:32 a.m. in the Freedom town hall.

2. The roll was called and present was Chairman Thurin, substitute member John Harter and clerk Pam LaBine. Member Wayne Dahl was absent. Members of the audience included Rick and Michele Trawicki and Gary Hooyman.

3. Motion by John Harter to approve the agenda, second by Harry Thurin, all in favor, motion approved.

4. Motion by John Harter to approve the Kapfer minutes, second by Harry Thurin, all in favor, motion approved. Schneese minutes will be held over until the appropriate board members are present.

5. The clerk confirmed compliance with the open meeting requirements and those affidavits are attached.

6. The chairman placed no time limits on any speaker.

7. Motion by John Harter to open the public hearing, second by Harry Thurin, all in favor, motion approved.

8. The clerk read the application.

9. Rick Trawicki said he applied for a building permit, and was waiting for approval. His contractor, Jim Smith, without approval, poured the garage floor without measuring setbacks. Currently the structure is 6 feet too close to the center line of the town road and the apron is 10 feet to close to the centerline of the road. He was not up when the job was done. He had no notification from Jim Smith that he was going to do the job.

10. Staff reported that the technician went out to measure and found the structure misplaced. The Trawickis were called and a variance was applied for. However, after inspecting the back side of the pad, it is noted there is a sharp drop off and the pad can only go about a foot farther north without being too close to the drop off of the land.

11. There was no related correspondence.

12. There was no ex-parte communications.

13. John Harter said he noticed all the garages are close on this road. This is an older development. As town chairman, the road is to be paved and there should be no issues as to where the garage is set. The hardship was caused by an overzealous contractor.

14. Staff discussed runoff and both members agreed there should be no runoff problem, but if one comes up later it will be addressed.

15. There were no final questions.

16. Motion by John Harter to close the public hearing, second by Harry Thurin, all in favor, motion approved.

17. Motion by John Harter to approve the variance to allow the garage to be 40 feet from the center of the town road at its nearest point, second by Harry Thurin, all in favor, motion approved.

18. Motion by John Harter to open the public hearing on the Gary Hooyman property, second by Harry Thurin, all in favor, motion approved.

19. The clerk confirmed open meeting requirements and they are included in these minutes.

20. The clerk read the application.

21. Mr. Hooyman said he is planning on moving here shortly and needs a garage for his boats and lake equipment. The lot is substandard, being short between the road and the lake. With the new home, the holding tank will have to be moved and a new well drilled. There is only one place on the property where this could be built. He would like to have usable structures.

22. Staff noted that there is a great amount of runoff on the property coming off the town road. There are no ditches and where the garage is being proposed will further concentrate the runoff by the addition of the gravel pad and driveway. Staff asked that all future plans for this property, even those outside of this variance request be considered when making a decision so attention can be paid to the heavy amount of concentrated runoff. Staff noted the size of the lot being.33 of an acre that allowed 2156 square feet of impervious surface allotment. 30% would allow for 4312 square feet. All proposed structures would amount to 3516 square feet. Infiltration was a necessity.

23. There was no related correspondence.

24. There was no ex-parte communications.

25. A discussion was held between member John Harter and the applicant concerning the placement of the driveway. Mr. Harter noted that this is a dead end town road. He also noted the lack of ditches and how the water runs down the town road and across the applicants land. He also noted that pushing the water on is not the best plan as the problem just pops up down the line. Mr. Harter than suggested we adjourn the meeting and reconvene on the property and measure where the drive and culvert could be located. It would help to see where the water is accumulating and measure that area and discuss possible solutions to the problem.

26. Motion by John Harter to adjourn the variance hearing for Gary Hooyman and reconvene at the property, second by Harry Thurin, all in favor, motion approved.

27. The roll was called at 1415 S. Shore Drive and all members were present from the time of adjournment.

28. Discussion was held on the proposed site of garage/drive and its impact on the flow of water off the town road and across the property. The area was measured that currently pools water for infiltration. The width of the drive was measured and agreement was reached on the length of a culvert to be placed and design of culvert ends to channel water. The placement of the new home and rebuilding of the boathouse were discussed. The boathouse can be rebuilt in the same footprint, the home will stay in the same footprint with an additional 200 square feet possible to the side but no closer to the OHWM. All additional footprint will be toward the back beyond 75 feet.

29. Motion by John Harter to grant the variance with the following parameters;

* The proposed structure will be moved to 5 feet from the west lot line.
* The culver must be 24 to 28 feet long along the town road.
* The structure can be 30 feet from the center of the town road and apron of garage doors at 28 feet.
* 400 square feet of infiltrative surface shall be developed in an area as indicated on the plot plan.

Second by Harry Thurin, all in favor, motion approved.

Staff will examine the soil of the infiltrative area before construction and approve the method and materials to be used.

30. Motion by John Harter to adjourn, second by Harry Thurin, all in favor, motion approved.

31. Motion by John Harter to adjourn, second by Harry Thurin, all in favor, motion approved.

Submitted by:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_7/12/2017