Minutes of the Forest County Board of Adjustment

Friday, August 10, 2018

11:00a.m. Forest County Courthouse Board Room

1. The meeting was call to order by Chairman Harry Thurin at 11:00 a.m.
2. The roll was called and all board members were present. Those included Harry Thurin, Jeanie Pitts, and Wayne Daul. Jeannie Fannin, Forest County Zoning Administrator was present to act as clerk. Sandra Beauchaine and Kenneth Priegel were also present.
3. Motion by Jeanie Pitts to approve the agenda, second by Wayne Daul, all in favor, motion approved.
4. Motion to approve the minutes from Tuesday July 6th, 2018 by Jeanie Pitts, second by Harry Thurin, all in favor, motion approved.
5. Jean Fannin confirmed compliance with the open meetings and public hearing requirements.
6. No time limit was set for anyone wanting to speak.
7. Motion by Wayne Daul, to open the public hearing, second by Jeanie Pitts, all in favor, motion approved.
8. Jean Fannin read the application.
9. Mr. Priegel spoke regarding the steep slope on his property and the narrow town road. He said parking is a safety hazard. The only area on this lot for a garage is where he has requested to place it. The driveway for this property already crosses the neighboring lot which he owns.
10. Jean Fannin reported that the County Zoning Ordinance requires a setback of 43ft from the center of a town road and 7.5 ft. from the neighboring lot. Mr. Priegel is asking for a setback of 33ft from the center of the road and 3 ft. from the lot line.
11. There was no related correspondence
12. No further comments from applicant.
13. No further comments from staff
14. Wayne Daul questioned the placement of the existing driveway on the neighboring lot. He also had concerns regarding erosion control on this steep slope. The board also noted that the onsite showed the stakes at 32 ft. from the center of the town road. They noted that parking up on the town road and walking down the slope was dangerous. No further questions
15. Motion to close the public hearing by Wayne Daul, second by Jeanie Pitts, all in favor, motion approved.
16. The board did not feel they needed to adjourn to closed session. The board discussed the 3 step criteria for a variance and how it pertained to this property.
17. The physical limitation of this property is the steep slope to the lake and the narrow road fronting the lot.
18. The variance will not be contrary to the public interest because it will avoid having vehicles parked on the roadway.
19. Unnecessary hardship is present because of winter conditions in northern Wisconsin that bring ice and snow on vehicles if needed in an emergency situation and there is no safe place to park a vehicle on this lot without a garage.
20. The board did not adjourn to closed session.
21. Motion by Wayne Daul to grant the variance with the following conditions:
22. Mr. Priegel will need to procure an easement on the other lot for the driveway
23. Erosion control on the lot will need to include silt fencing and plantings in order to keep water runoff from going straight to the lake.
24. The structure will need to move over 1ft in order to be 33 ft. from the center of the road.
25. Mr. Priegel will need to place gutters on the property and direct them into a catch basin in order for the water not to run directly to the lake.

 The motion was seconded by Jeanie Pitts, all in favor, motion approved.

1. There was no other business brought before the board
2. Motion by Jeanie Pitts to adjourn, second by Wayne Daul, all in favor, meeting adjourned.

Submitted by: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_08/16/2018