

Lake County Board of Adjustment
April 13, 2005
Meeting Minutes

Members Present: Jack Meuli, Lucille Buchmann, Jerry Winkley, Fred Mueller, Clarence Brazil

Staff Present: Sue Shannon, Sean Conrad

Meeting called to order by Jerry Winkley 4:00 p.m.

Lucille Buchmann moved to approve the March minutes. Clarence Brazil seconded.
Vote Unanimous

Ricciardi Conditional Use

Sue Shannon presented the Staff Report and recommended approval with conditions.

Chris Ricciardi says he's been in business for 5 years and wants to expand.

Bob Bushnell is a neighbor and okays the project. Jerry Rote is fine with it also. Pam Acre likes having a restaurant there and would like to see progression. Pierce is in support of Ricciardi.

Lucille Buchmann moved for conditional approval with a stop sign installed.
Fred Mueller seconded.
Vote unanimous

Howard Conditional Use

Sue Shannon presented the Staff Report recommending conditional approval.

Jerry Winkley confirmed that construction had not begun.

Stan Howard says he presently has two bedrooms and wants to expand. He has already upgraded the septic.

Clarence Brazil moved to accept as written.
Lucille Buchmann seconded.
Vote unanimous.

Sheffelbein

Sue Shannon again presented the Staff Report and recommends approval with seven conditions.

Sheffelbein not present.

Lucille Buchmann moved to approve.
Clarence Brazil seconded.
Vote unanimous.

Johnson Variance

Sue Shannon presented the Staff Report.

Clarence Brazil questioned whether or not this was a commercial venture. Jerry Winkley interjected that he thought that the work would be primarily incidental to the RV park. Clarence Brazil countered with a proposal to not allow commercial operation.

Fred Mueller did not agree. Johnson's got to pay for the building somehow.

Sue Shannon reported that Highway commercial is allowed as a conditional use in that district.

Sandy Johnson confirmed that they don't want to repair RVs for a living. Clarence Brazil asked if she would be willing to stipulate that in conditions and the Johnsons answered yes.

Fred Meuli moved to approve with the staff recommendations. Clarence Brazil wanted restrictions added. Sue Shannon offered restricted verbiage. Clarence Brazil seconded motion. *Vote unanimous.*

Kasson Variance

Sean Conrad presented the Staff Report and questioned whether this is a true hardship.

John Kasson explained the process he's been through and had asked about zoning. He found that the height requirement is based on ladder height set in 1993 by the fire department when they didn't have equipment to facilitate taller buildings. He explained the inability of his neighbors to see his house and distributed copies of a letter from the fire department.

Jerry Winkley expressed concern that he was hesitant to grant a variance because it will set precedence and everyone will want a tall house.

Gehrand Bouchard spoke in support of the plan, saying that it has some merits. Neighbors who are in support of the proposition do not view the home. Things are changing and a variance is prudent because the owner has taken his neighbors into consideration.

Bill Wilkins, Mike Maddy, Joe Hovencotter are all neighbors and in support of the home Kasson would like to build and they think the cistern is a great idea.

Clarence Brazil pointed out that the property is 90 acres and questioned whether Kasson had any development plans. Kasson said no, not in my lifetime. Brazil asked if Kasson would sign a deed restriction barring further development. Kasson responded that just because he wouldn't develop it didn't mean he wanted to restrict development of the property forever.

Jack Meuli didn't see a hardship and moved to deny the variance.

Clarence Brazil seconded.

Vote 3-1 with Lucille Buchmann abstaining and Fred Mueller voting no.

Kasson asked for a 2' height variance with sprinklers and that vote passed.

Clubb/Waters

Sue Shannon gave Staff Report & Analysis.

The property, location of the garage, right of way, water line location were discussed and found to be a tight fit. Jerry Winkley requested covenant for parallel parking so as to not block the right of way.

Jack Meuli moved to grant with conditions and with the garage moved back as far as possible with room to maneuver and to minimize driveway blockage.

Fred Mueller seconded.

Vote unanimous.

Bowman Variance/Conditional Use.

Sue Shannon once again gave an overview of the Staff Report and addressed the variance first. She received a letter – unsigned – from someone against the boundary line adjustment due to future subdivision and lakefront zoning. She says the fire department says the grade is acceptable.

Mr. Bowman said that the septic would be upgraded & joined with the main house when developed.

Jack Meuli moved to grant the variance with emphasis on condition #2.

Lucille Buchmann seconded.

Vote unanimous.

Lucille Buchmann moved to approve the conditional use with additional condition to get a building permit.

Clarence Brazil seconded

Vote unanimous.

Other Business

Sean Conrad commented on the Quinn Variance that the Board had previously granted. He received a complaint on the lack of re-vegetation at the project site. Sean will write a letter and compel her to comply or the vote to grant will be revoked.

Jerry Winkley reported that Don Wood says that she still needs to comply. So far there is no building taking place. Sean agreed to update the Board at the next meeting.

Sue Shannon said they should get the Commissioners involved if there's a violation.

Meeting Adjourned.