

Lake County Board of Adjustment
March 9, 2005
Meeting Minutes

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

Staff Present: Jamie Ludwig, Sean Conrad

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

Jack Meuli moved to approve the January & February minutes. Lucille Buchman seconded.

Vote Unanimous

Benson Variance

Jamie Ludwig gave a brief overview of the proposal. The staff report, location of the property and which Swan Sites subdivision the property is in and which zoning regulates the property.

Mr. Benson said he wanted to divide the property, sell one lot and build on the other property. He noted that there are not big acreages in the vicinity.

Clive Oliver is located west of the Benson property & have raised 5 issues: property values, density, water, area charm. Mr. Benson responded that more houses increases the property value if you build nice houses. Wells in the area have hit at three different depths.

Fred Mueller asked how deep the wells are in that area and Benson replied he's at 180'. Oliver is at 120'.

Jack Meuli moved to grant the variance, Fred Mueller seconded. *Vote unanimous.*

Sinjem Variance/Conditional Use

Jamie Ludwig presented the staff report. Jack Meuli asked if there was very little on the actual 25% slope and Jamie Ludwig answered yes, but there would be some excavation.

Tim Calaway, contractor, is representing the Sinjems. He reports that 10% of the garage cuts into the slope. The road will be fire department accessible.

Jack Meuli moved to grant the variance with the conditions from the staff, Clarence Brazil seconded. *Vote unanimous.*

Lucille Buckman moved to approve the conditional use for a guesthouse with the staff recommendations. Fred Mueller seconded. *Vote unanimous.*

Other Business

Jerry Winkley wants to know what's coming at the next meeting. Jamie Ludwig said Big Sky RV Park wants a variance for a setback for a new shop and maybe another variance in View Acres on a shop roof.

Jack Meuli moved to adjourn, Fred Mueller seconded. *Vote unanimous.*