

LAKE COUNTY BOARD of ADJUSTMENT
January 12, 2011
Meeting Minutes

MEMBERS PRESENT: Clarence Brazil, Tim McGinnis, Paul Grinde, Mike Marchetti (4:20 pm)

STAFF PRESENT: Joel Nelson, LaDana Hintz, Lita Fonda

Tim McGinnis, vice chair, called the meeting to order at 4:00 pm

Motion made by Clarence Brazil, and seconded by Paul Grinde, to approve the December 8, 2010 meeting minutes. Vote two in favor (Clarence Brazil, Paul Grinde) and one abstention (Tim McGinnis).

DICKIE VARIANCES

LaDana Hintz presented the staff report. (See attachments to minutes in the January 2011 meeting file for staff report.)

Tim asked whether a separate motion was needed to adopt the findings of facts or if those could be incorporated with the other motions. LaDana replied they were typically incorporated. The Board would want to be sure to address each of the items, since there were three variances, and conditions and findings.

Mark Nunlist spoke on behalf of the applicants. They were trying to work out something for elderly parents, one who used a walker. He noted the original request was for a 15' setback, and asked where the 21' setback for the southern wall came from.

LaDana explained that this was the measurement to the wall, per measurement with a ruler and the scaling given on the submitted site plan. Mark showed the site plan and spoke about it. He thought 20' was better than 21'. The scaling might be off or there might be some minor variation of inches when the building was constructed. He used 15' because he thought it was typical of variances in the area. He said 20' would be okay. His clients contacted the neighbors, including those to the south who would be most impacted, and they found agreement. They hadn't encountered controversy or questions. He reiterated he could comply with 20' setback.

Mark referred to proposed Polson Development Code changes and criteria in the Masumola zoning district. LaDana clarified the Polson Development Code was under review currently. They could not go with proposed changes or other zoning districts. Tim detailed changes were under review and still needed to go through the public process. There was no way to have any clue what would be spit out.

Mike checked why Mark wanted 20' rather than 21'. Mark replied when he was building, he might be 6" off and 20' gave him a little leeway. He was also concerned the

scale might be off. Clarence understood his approach, but didn't want to see a building a foot off.

Public comment: None present to comment.

Motion made by Clarence Brazil, and seconded by Mike Marchetti, to approve the variance for an accessory structure to contain living area. Motion carried, all in favor.

Motion made by Paul Grinde, and seconded by Clarence Brazil, to approve the variance for an accessory structure to be located within the front and required side yards as defined by the zoning. Motion carried, all in favor.

Motion made by Mike Marchetti, and seconded by Paul Grinde, to approve the variance for an accessory structure to be located 20' (a change from the 15' setback proposed) from the side property line with staff recommendations, and also to accept the findings of facts and staff recommendations for conditions for all of the variances. Motion carried, all in favor.

**MILLINER CONDITIONAL USES & VARIANCES—UPPER WEST SHORE
REMOVED FROM JANUARY AGENDA**

2011 BOARD CHAIR AND VICE CHAIR SELECTION

Mike Marchetti resumed the chair for this item. Clarence thought the chairs from the previous year worked well and should be renominated.

Motion made by Paul Grinde, and seconded by Clarence Brazil, to nominate the same chair (Mike Marchetti) and vice chair (Tim McGinnis) as in 2010. Motion carried, all in favor.

OTHER BUSINESS

Motion made by Mike Marchetti to adjourn, and Paul Grinde seconded. Motion carried, all in favor. Meeting adjourned at 4:30 pm.