

PLANNING AND ZONING COMMISSION
MINUTES OF **TUESDAY, JULY 11, 2023**

Pursuant to notice duly given, the regular meeting of the Planning and Zoning Commission, also sitting as the Board of Zoning Appeals, was called and held on **Tuesday, July 11, 2023 at 5:00 PM** in the Council Chambers of the Town Hall.

Members present: Craig Steinbrink; Chair, Scott Broome, Jim Deacon, Emily Hamilton, Christine Riley, and Jeannine Voinovich.

Members absent: Chip AuWerter.

Also present: Chris Courtney, Village Engineer
Todd Hunt, Village Law Director

1. Roll call.

No meeting minutes from the June meeting were on the agenda for approval. Will be completed for approval at the August meeting.

2. Motion to adjourn the regular meeting of the Planning and Zoning Commission and convene a meeting of the **Board of Zoning Appeals**.

Motion by: S. Broome 2nd: J. Deacon

Roll Call: Ayes: All.
 Nays: None.

Motion Approved

3. A side yard setback variance request for the **NOOK** detached garage at **7611 Old Mill Road** was heard. Notice has been provided to adjoining property owners.

Charles Fazio, Architect was present.

Mr. Fazio reviewed the proposed side yard setback variance request for the Board. He indicated the owners would like to remove the existing garage which is not large enough to house a vehicle and replace it with a slightly larger garage that can hold vehicles and some additional equipment. The existing garage sits a few feet off the property line, it is not in any condition to restore. A 32' setback variance is being requested.

Mr. Steinbrink asked if a vehicle is currently able to fit in the existing garage.

Mr. Fazio stated it does, just barely.

Mrs. Voinovich asked if the height of the existing is any different.

Mr. Fazio stated it is slightly higher, maybe by 12”.

Mr. Deacon asked if the new garage is larger in the back towards the river, not really any closer to the neighboring properties.

Mr. Fazio stated that is correct.

Mr. Steinbrink asked if the new garage wall is closer to the property line.

Mr. Fazio stated the new wall is in the same location as the existing wall, not moving any closer. The existing landscaping will remain with some added.

Mr. Broome indicated even with meeting the minimum required lot size a detached garage would probably not meet the required setback standard. This would seem to be a practical difficulty.

Mr. Broome reviewed the *Variance Worksheet* for the Board.

After further discussion, a motion was made to approve as final a 32’ side yard (west side) setback variance request as submitted.

Motion by: S. Broome 2nd: J. Deacon

Roll Call: Ayes: All.
 Nays: None.

Motion Approved

Refer to audio recording for additional detail.

There being no further business the meeting was adjourned at **5:10 P.M.**

Craig Steinbrink, Chair

David Biggert, Secretary