

PLANNING AND ZONING COMMISSION  
MINUTES OF **TUESDAY, MARCH 04, 2025**

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, March 04, 2025**.

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

Members absent: Jeannine Voinovich.

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

1. Roll call.
2. The minutes of **Tuesday, February 04, 2025** regular meeting of the Planning and Zoning Commission were submitted for approval.

A motion to approve as submitted was made.

Motion by: S. Broome                      2<sup>nd</sup>: C. AuWerter

Roll Call:     Ayes: All.  
                  Nays: None.

**Motion Approved**

Deacon Enters

3. A side yard setback variance request for the **KABELITZ** residence at **549 Riverview Road** was heard. Notice has been provided to adjoining property owners.  
Colton Crea, Payne & Tompkins, Contractor was present.

Mr. Crea reviewed the side yard setback variance request for the Board. He stated part of the proposed addition is a 6' x 13' garage addition to the south side of the existing garage to be used to house an electric vehicle and charger. The proposed addition is 22' from the southern property line, hence the 3' setback variance request.

Ms. Hamilton asked if Mr. Biggert had received any responses from the adjoining property owners.

Mr. Biggert stated he had not received any comments from the adjoining property owners.

Mr. AuWerter stated he had spoken with the property owner to the south. The owners have no objection to the proposed garage addition or the granting of the setback variance. He continued by stating the owners currently have a row of large pine trees that screen the garage side of the neighboring house.

Mr. Broome asked if the garage addition could be moved further to the east and maybe made a bit larger.

Mr. Crea stated the owners do not want the garage addition moved to the east because of the existing deck and playground structure.

Mr. Courtney stated his concern with the limited distance between the new garage addition and the existing property line. The limited turning radius will cause difficulty get the vehicle into the garage.

Mr. Crea agreed with the concern but stated the electric vehicle is a compact vehicle which should make it a little easier than a mid-size vehicle.

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

After further discussion, a motion was made to approve a 3' side yard setback variance as requested.

Motion by: S. Broome                      2<sup>nd</sup>: 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 **5:15 P.M.**

---

Craig Steinbrink, Chair

---

David Biggert, Secretary