

**Board of Appeals
Aug. 1, 2017 at 4:00 p.m.
Duck Creek Conference Room**

Call to Order The meeting was called to order at 4:00 p.m.

Roll Call Present: Lee Endris, Jeff McGlachlin, Karen Will, Geoff Heezen

Excused: Mike Soletski, Tim Meves

Also Present: Dave Wiese

Appoint Chair L. Endris moved to appoint J. McGlachlin as meeting chair. G. Heezen seconded the motion. **The motion carried unanimously.**

The board recited the Pledge of Allegiance.

Approve Agenda K. Will moved to approve the agenda. L. Endris seconded the motion. **The motion carried unanimously.**

**Approve Minutes
From 05/03/16** K. Will moved to approve the minutes of the May 3, 2016 Zoning Board of Appeals meeting. G. Heezen seconded the motion. **The motion carried unanimously.**

**Public Hearing for
Tegen variance** D. Wiese reported on the request from Aron and Susan Tegen for a substandard front yard setback for a new home at 2373 Riverview Drive, VH-456-6-2. He explained the proximity of wetlands and the steep topography that limit the buildable area on the property.

The public hearing was opened. Aron and Sue Tegen, 2475 Woodale Ave., were sworn in and were the only two people to testify. They explained their two years of attempts to design a floor plan and layout for a home to fit on the lot and asked for a variance for the front yard setback to fit their new home on the property. They said that due to the wetlands, steep slopes, flood plain, and environmentally sensitive areas on the lot, the home needs to be pushed closer to the road to fit. The public hearing was closed.

The board discussed the findings of fact:

- The village acquired property in the late 90s to widen Riverview Drive. Several homes in the area have been impacted by the widening of the right of way and now have nonconforming setbacks. The property in question has been

impacted because it leaves less buildable area between Duck Creek and Riverview Drive.

- The property in question has steep slopes, wetlands, floodplain, and an environmentally sensitive area that creates a hardship for the property owner.
- The request is not detrimental to the public interest. Several other properties in the area are affected by similar conditions and have similar nonconforming setbacks.

Action on

Variance request

K. Will moved to approve the variance for a substandard front yard setback for a new home at 2373 Riverview Drive, VH-456-6-2. J. McGlachlin seconded. **The motion carried unanimously.**

Future Agenda

Items

None

Adjourn

G. Heezen moved to adjourn. L. Endris seconded the motion. **The motion carried unanimously.**

Minutes recorded by:
Dave Wiese

Minutes prepared by:
Leigh Ann Wagner Kroening