

WEXFORD COUNTY ZONING BOARD OF APPEALS
Meeting Minutes: Tuesday, February 19, 2013
Human Services Building; 401 N. Lake Street
7:00 PM

1. **Call to Order:** Monroe called the meeting to order at 7:00 PM.
2. **Roll Call:** Prebay, Swank, Monroe, and Adams were present. Wiersma was absent.
3. **Approval of the Agenda:** Motion was made by Adams, with support by Swank, to approve the agenda with the addition of item #8(a) "Election of Officers" and the moving of the public hearing from "Old Business" to "New Business". Motion carried with all in favor.
4. **Approval of the December 17, 2012 Minutes:** Motion was made by Swank, with support by Adams, to approve the December 17, 2012 Minutes as presented. Motion carried with all in favor.
5. **Correspondence not related to public hearing(s):** *[None]*
6. **New Business**
 - (a) **PZBA #13-001:** Request for a variance to allow construction of an attached 11 foot wide single-car garage on the west side, reducing the setback from the required 10 feet to 5 feet from the westerly side lot line. Property address is 239 West Lake Drive. Parcel number is 2110-HP-07A. Appellant: Debra Taylor
 - i. **Open Public Hearing and Review Request:** Monroe opened the public hearing at 7:10 pm. Green reviewed the information packet that was mailed out to Board members and asked if anyone had questions. Green also noted that the neighboring property owner also obtained a similar setback variance along the common line between the two lots.
 - ii. **Acknowledge Written/E-mail Comments Received:** *[None]*
 - iii. **Receive Public Comments:**
 - A. Jack Powell, 255 West Lake Drive, spoke in favor of the request.
 - B. Mrs. Taylor's husband gave a brief history of the property and explained the need for a garage.
 - iv. **Close Public Hearing for Board Comments**
 - A. Adams believed that the attached garage would be a welcome addition to the area and will be consistent with nearby development.
 - v. **Consider Motion:** Motion was made by Adams, with support by Swank, to approve PZBA #13-001, upon finding that it meets all the basic conditions established under the "Basis of Determinations" in Article 8, Section 8.3(c) and also meeting item "D" under "Special Situations", which states that "...such a variation is necessary for the preservation of a substantial property right possessed by other properties in the same zoning district." Motion carried with all in favor.
7. **Old Business:** *[None]*

8. Other Business

(a) Election of Officers:

- i. **Chairperson:** Motion was made by Swank, with support by Adams, to nominate Monroe as Chairperson. Swank closed the nominations. Motion to nominate Monroe carried 4-0 by roll call vote.
- ii. **Vice-Chairperson:** Motion was made by Swank, with support by Prebay, to nominate Adams as Vice-Chairperson. Monroe closed the nominations. Motion to nominate Adams carried 4-0 by roll call vote.

9. Public Comment: *[None]*

10. Adjournment: Meeting adjourned at 7:40 pm.

Respectfully submitted by:

Michael Green, Zoning Administrator

Beverly Monroe, Chairperson