

WEXFORD COUNTY ZONING BOARD OF APPEALS
Meeting Minutes: Monday, June 17, 2013
Human Services Building; 401 N. Lake Street
7:00 PM

1. **Call to Order:** Chairperson Monroe called the meeting to order at 7:00 PM.
2. **Roll Call:** Prebay, Swank, Wiersma, and Monroe - Chairperson were all present. Zoning Administrator Green was also present. Adams – Vice Chairperson was absent.
3. **Approval of the Agenda:** Motion was made by Swank, with support by Wiersma, to approve the agenda as presented. Motion carried with all in favor.
4. **Approval of the February 19, 2013 Minutes:** Motion was made by Prebay, with support by Swank, to approve the February 19, 2013 Minutes as presented. Motion carried with all in favor.
5. **Correspondence not related to public hearing(s):** *[None]*
6. **New Business**
 - (a) **PZBA #13-002:** Request for a variance to exceed the 33% lot coverage limit of the Lake Mitchell Overlay Zone to allow for various additions to an existing dwelling and attached garage. Property address is 144 Forest Lawn Drive. Parcel number is 2110-AP-009. Appellant(s): Paul and Sherry Petroelje. Current Zoning: Resort/Residential and Lake Mitchell Overlay Zone.
 - i. **Open Public Hearing and Review Request:** Monroe opened the public hearing at 7:06 pm.
 - ii. **Acknowledge Written/E-mail Comments Received:** *[None]*
 - iii. **Receive Public Comments:** The applicants were in attendance to answer questions. No one else from the public was in attendance.
 - iv. **Close Public Hearing for Board Comments:** There was discussion as to whether the applicants could be granted a variance to build a new structure in place of the existing at this meeting, using the same allowances. Green advised against it because the notice was specifically for additions to the existing dwelling. Also, Green noted that if the existing single-story dwelling was torn down, a two-story dwelling could be constructed over the existing footprint, reducing or eliminating the need for a variance.
 - v. **Consider Motion:** Motion was made by Wiersma, with support by Swank, to approve the variance request upon a finding that it meets all the basic conditions established under the “Basis of Determination,” and upon a finding of meeting special situation “A”, under Article Eight, Section 8.3 (c) of the Zoning Ordinance. Motion carried 4-0 by roll call vote. The applicants were advised that this decision may be appealed to Circuit Court within 15 days of the approval of the meeting minutes. The next regular meeting is scheduled for July 15, 2013.
7. **Old Business:** *[None]*
8. **Other Business:** *[None]*
9. **Public Comment:** *[None]*
10. **Adjournment:** Motion was made by Wiersma to adjourn the meeting at 7:35 pm. Meeting adjourned by Monroe.

Respectfully submitted by:

Michael Green, Zoning Administrator

Beverly Monroe, Chairperson