

**MINUTES OF THE VILLAGE OF JOHNSBURG**  
**May 8, 2018 MEETING OF THE**  
**PLANNING AND ZONING COMMISSION**  
*Draft/Not Approved*

**CALL TO ORDER** – Chairman Husby called the meeting to order at 7:00 p.m.

**Commission Members Present**

Kim Husby  
Mark Niggemann  
Scott Letzter  
Tom Benck (Absent)  
Curt Larsen  
Beth Foreman  
Bobbie Wiltse

**Petitioners**

Greg Stoll

**STOLL VARIANCE REQUEST**

Greg Stoll of 915 River Terrace Drive attended to request that the Planning and Zoning Commission for the Village of Johnsburg recommend that a variance be granted to Section 7.2-1 Permitted Fences, to permit the placement of a fence in the front yard. Said variance is to accommodate a decorative black chain link fence along both side property lines in the yard abutting the river.

**QUESTIONS FROM THE BOARD**

Commission Member Wiltse questioned how close the fence is to the water. Mr. Stoll replied that it is within about 15 feet of the water. Commission member Niggemann questioned why he wants the fence parallel to the bay. Stoll explained that it will prevent his dog from jumping into the water and having other animals get into his yard. Commission member Niggemann questioned how far the house is from the water. Mr. Stoll replied that he thinks it is approximately 130 feet away. Commission member Wiltse questioned if he needed the 4-foot high fence. Mr. Stoll replied that one of his neighbors was attacked by another dog while out walking so a 4 foot fence is something he wants to prevent a similar situation from occurring in his yard.

**QUESTIONS FROM THE FLOOR**

A resident from 808 River Terrace Drive questioned why the petitioners are not allowed to have a fence for their dog. Chairman Husby replied that it is against the ordinance to have a fence in the front yard.

**COMMENTS FROM THE BOARD**

Commission Member Larsen pointed out that if the petitioner would pull the section back to the back of the house he would be in compliance and therefore not need a variance.

**COMMENTS FROM THE FLOOR**

Bill Wehrs stated that he lives across from the petitioner and likes the view of having a fence in his neighbor's yards. A resident from 913 River Terrace stated that she disagrees with putting up a fence because it will take away the beauty of the neighborhood with water front properties. Bill Wehrs added that the location of the fence being requested is something that he has never seen before.

**SUMMARY**

Commission Member Foreman motioned to recommend approval of the variance to permit the placement of a fence in the front yard along the river at the property of 915 River Terrace Drive. Seconded by Commission Member Niggemann. All Commission Members in attendance voted nay.

**ADJOURNMENT** - Motion by Commission member Letzer to adjourn the meeting. Seconded by Commission Member Wiltse. All Members present voted aye. Motion carried at 7:52 p.m.

Respectfully Submitted,

*Timothy Haynes*  
*Administrative Assistant/Collector*