

**MINUTES OF THE VILLAGE OF JOHNSBURG
MARCH 18, 2019 MEETING OF THE
PLANNING AND ZONING COMMISSION**

CALL TO ORDER – Chairman Husby called the meeting to order at 7:02 p.m.

Commission Members Present

Kim Husby
Mark Niggemann
Scott Letzter
Curt Larsen
Beth Foreman
Bobbie Wiltse

Petitioner

Tom and Tracy Benck

TRACY A. BENCH TRUST VARIANCE REQUEST

Tom Benck was in attendance on behalf of the Tracy A. Benck Trust to request that the Planning and Zoning Commission for the Village of Johnsburg recommend that a variance be granted to Section 7.3 Pools and 7.1-4 & 7.1-7 Accessory Structures of the Johnsburg Zoning Ordinance to permit an in-ground pool, pool house and associated structures in the front yard, in front of the principal building. Chairman Husby noted that the notice requirements were met.

Mr. Benck explained that the configuration of his lot and the location of the septic system limits where he can place a pool and pool house. He reviewed plans for the improvement and explained that he is installing non-deciduous trees, 14-15 feet in height, as a landscape buffer. Mr. Benck explained that the enclosed area of the pool house will be 20x20 in size and therefore meets the maximum square footage allowed for an accessory structure, but he is extending the roof on two sides of the structure, which brings the total structure size to 1216 square feet. He stated that the structure will match the stone utilized on the home and the homeowners association has already approved the project. Mr. Benck stated that the pool house will only be utilized as an accessory to the pool and not as a single-family dwelling. Bathrooms are available on the ground floor of the home therefore no bathrooms will be installed in the pool house. The pool house will be improved with a sink and grill. No upper storage area is proposed for the pool house.

QUESTIONS FROM THE COMMISSION

Commission Member Wiltse questioned what type of lighting would be utilized. Mr. Benck explained that he plans to install low voltage LED lighting, which will cast upon the landscaping, consistent with the lighting currently in place on the property. Commission Member Wiltse questioned if all of the neighbors were aware of the proposal. Mr. Benck stated that in addition to the notices that were sent, he spoke with all of the neighbors. He added that one of the neighbors immediately adjacent to his property had some concerns, which he is addressing with a landscape buffer. The Commission noted that the improvement is a considerable distance from the shared property line.

QUESTIONS FROM THE PUBLIC

Members of the public were not in attendance.

COMMENTS FROM THE COMMISSION

There were no comments from the Commission.

COMMENTS FROM THE PUBLIC

Members of the public were not in attendance

MOTION

Commission Member Letzter moved to recommend that the variance be granted to Section 7.3 Pools and 7.1-4 & 7.1-7 Accessory Structures of the Johnsburg Zoning Ordinance to permit an in-ground pool, pool house and associated structures in the front yard, in front of the principal building in accordance with the plans submitted March 18, 2019. Motion second by Commission Member Foreman. All Commission Members present voted aye. Motion carried.

ADJOURNMENT

Chairperson Husby adjourned the meeting at 7:22 p.m.

Respectfully Submitted,

Claudett Peters
Village Administrator