

**MINUTES OF THE VILLAGE OF JOHNSBURG  
JULY 8, 2014 MEETING OF THE  
PLANNING AND ZONING COMMISSION**

**CALL TO ORDER** – Chairman Husby called the meeting to order at 7:01 p.m.

**Commission Members Present**

Mark Niggemann  
Scott Letzter  
Curt Larsen  
Steve Nethaway  
Beth Foreman  
Bobbie Wiltse

Matt Colby of 3817 N. Spring Grove Rd, was in attendance to request a variance to Section 7.2-1 Fences to permit the construction of an eight (8) foot high privacy fence in lieu of the otherwise permitted 30% open fence no greater than 5 feet in height. Said fence is proposed to be constructed along the north property line beginning behind the established front yard setback line continuing west to the rear property line.

Mr. Colby reviewed his request and explained that the variance will provide privacy, security and a sound barrier from the adjoining commercial property.

**QUESTIONS FROM THE BOARD**

Commission Member Letzer remarked that the requested fence is running East to West and questioned if there is anything running North to South. Mr. Colby stated that the fence will be running along the north property line only. Commission Member Letzer asked if any thought was given to planting trees for privacy. Mr. Colby stated that he is planting trees as well but the trees will not provide a reasonable amount of privacy for about ten years.

Commission Member Larsen questioned what materials would be used. Mr. Colby stated that the posts will be 4x6 treated posts and the fence boards will be cedar.

Commission Member Nethaway questioned if an 8 foot fence is adequate. Mr. Colby stated that once the trees grow they will give added height.

Commission Member Foreman questioned how long they have lived in the home and if this was a concern at the time they purchased the property. She further questioned if there was any opposition from neighbors. Mr. Colby stated they have lived in the home for four years and at the time of purchase they did not have any children. He added that no opposition has been expressed by neighbors.

Commission Member Niggeman asked when the trees will be planted and what type of trees he plans to pursue. Mr. Colby stated that it would be five years and he will be planting evergreens.

Commission Member Wiltse asked if there were other fences in the neighborhood. Mr. Colby stated that there were no other fences in the neighborhood, but there are also no other commercial enterprises adjacent to homes.

#### **COMMENTS FROM THE FLOOR**

A neighbor residing south of Mr. Colby expressed support of the request.

#### **SUMMARY**

Mr. Colby rested his request for a variance to Section 7.2-1 Fences to permit the construction of an eight (8) foot high privacy fence constructed along the north property line beginning behind the established front yard setback line continuing west to the rear property line.

Commission Member Foreman moved to recommend that a variance be granted to Section 7.2-1, Fences to permit the construction an eight (8) foot high privacy fence constructed along the north property line beginning behind the established front yard setback line continuing west to the rear property line. Commission Member Niggemann seconded the motion. All commission members present voted aye. Motion carried.

**ADJOURNMENT** - Motion by Board Member Wiltse to adjourn the meeting. Seconded by Commission Member Larsen. All Members present voted aye. Motion carried at 7:30p.m.

Respectfully Submitted,

*Debra Swetz*  
*Deputy Clerk*