

MINUTES OF THE VILLAGE OF JOHNSBURG
JUNE 9, 2020 MEETING OF THE
PLANNING AND ZONING COMMISSION
Draft Copy/Not Approved

CALL TO ORDER – Chairman Husby called the meeting at 7:03 p.m. in the Village Hall.

Commission Members Present

Kim Husby
Mark Niggemann
Scott Letzter
Curt Larsen
Tom Benck
Ken Calhoun (absent)

Staff Present

Vinny Lamontagna - Village Assist. Administrator

LESLEY BEHNKE – 2016 Sunnyside Beach Drive – PIN 10-18-155-009. Petitioner (Lesley Behnke) and Custom Garages & More General Contractor (Dan Goles) via Zoom (<https://zoom.us/j/99191719664?pwd=TjYlUDdWQ0xBUVEycEFpOUxzamk5UT09> / Meeting ID: 991 9171 9664) The petitioner requests the Planning and Zoning Commission for the Village of Johnsburg recommend a variance be granted to Section 7.1-4 of the Johnsburg Zoning Ordinance to permit the construction of an accessory building in the front of the principal building on the zoning lot and to Section 10.4-6.1 to permit the a front yard setback of twelve-(12)-feet in lieu of the otherwise required setback of not less than forty-(40)-feet for the structure (*25 feet setback as established by the closest adjacent principle building*). Said variance is to accommodate the construction of a detached garage. Mr. Goles stated that he considered alternative locations on said property but determined that due to the elevation, size of the parcel, and setback to access to garage, there were no other feasible locations. It should be noted, no objectors contacted the Village Hall or were present at said Zoom meeting invite (waiting room).

QUESTIONS FROM THE COMMISSION –

Commission Member Larsen raised questions regarding the proposed location and building construction. He expressed that the concrete should be greater than 4” with wire screen located alongside the river properties at which time Mr. Goles expressed he has had success with 4” and would be using a fiber mesh mix pour with wire. Member Larsen stated he would like to see a collar tie greater than a 2x4 and would like to see 2x6 minimum. Mr. Goles was responsive that after building review he would be open to making changes as seen fit.

Commission Member Letzter questioned if garage access would be off Sunnyside Beach Dr. or if the purposed detach garage would be side loading. Mr. Goles responded that the access would be off Sunnyside Beach Dr. and the garage door would be facing Sunnyside Beach Dr.

Commissioner Member Benck questioned if the 12’ setback would allow enough room for a vehicle to park until the garage door opens for entry. Mr. Goles responded that the setback of 12’ is from the property owner’s lot line and that an additional 10’ is available in the ROW to curbing where a parking pad currently resides. Mr. Goles stated the garage will be setback

approximately 20 feet from curb to the garage door so while waiting for entry the vehicle would not be blocking Sunnyside Beach Dr.

Commission Member Letzter moved to recommend that a variance be granted to Section 7.1-4 of the Johnsbury Zoning Code to permit the construction of an accessory building in the front of the main building on the zoning lot and to Section 10.4-6.1 to permit the a front yard setback of twelve-(12)-feet in lieu of the otherwise required setback of not less than forty-(40)-feet for the structure. Said variance is to accommodate the construction of a detached garage. Commission Member Larsen seconded the motion. All Commission Members present voted aye on the roll. Motion carried.

ADJOURNMENT – Chairperson Husby adjourned said meeting at 7:21. All Commission Members present voted aye.

Respectfully Submitted,

Vinny Lamontagna
Village Assistant Administrator