

MINUTES OF THE VILLAGE OF JOHNSBURG
NOVEMBER 14, 2017 MEETING OF THE
PLANNING AND ZONING COMMISSION
Draft/Not Approved

CALL TO ORDER – Chairman Husby called the meeting to order at 7:04 p.m.

Commission Members Present

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

Petitioner

Christin Madro

MADRO VARIANCE REQUEST

Christin Madro 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 wood fence not to exceed 5' in height along both side property lines in the yard abutting the river. The property is commonly known as 912 River Terrace.

QUESTIONS FROM THE BOARD

Chairperson Kim Husby read the public notice, collected the publication notices and verified that fees had been paid for the hearing. Madro addressed the board on the variance. Stating that she was unaware that she needed a permit to replace the fence between her yard and neighbors.

QUESTIONS FROM THE FLOOR

No questions from the floor.

COMMENTS FROM THE BOARD

Commission Member Wiltse stated this is not the type of fencing that is normally be permitted in the front yard abutting the water. She explained that the preferred fencing would be more open (1" pickets with 4" spacing). It was noted that the fence does meet the height restriction.

COMMENTS FROM THE FLOOR

The adjacent neighbor was also in attendance and explained that he advised Christin Madro on the fence and had a friend from Michigan that could do the work. They were stopped by the Village for lack of permit and then advised that a variance would be needed.

SUMMARY

Commission Member Wiltse motioned to recommend approval of the variance to permit a fence in the front yard for property along the river contingent upon the removal of the three (3) - 8 foot sections that are closest to the river and replacement of those sections with fencing constructed utilizing 1" pickets spaced 4" apart. It was noted that iron and iron clad fencing of this nature are sold in home improvements stores in pre-built sections. Commission Member Letzter second the motion, all members voted aye. Motion carried.

ADJOURNMENT - Motion by Chairman Husby to adjourn the meeting. Seconded by Commission Member Benck All Members present voted aye. Motion carried at 7:40 p.m.

Respectfully Submitted,

Timothy Haynes
Administrative Assistant/Collector