

**MINUTES OF THE VILLAGE OF JOHNSBURG**  
**June 13, 2017 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 (Absent)  
Bobbie Wiltse

**Petitioners**

Mr. Mark Popiel  
Mr. Kevin & Valerie Diedrich

**Also Present**

Village Administrator Claudett Peters

**OLD BUSINESS**

**POPIEL VARIANCE REQUEST (reconvened from May 9<sup>th</sup>)**

Mr. Popiel was again in attendance to request is for a variance to Section 7.1-2 Accessory Buildings and Structures for the property at 1615 River Terrace Drive (10-18-178-005 and 006) to permit the construction of a deck in front of the required 40 feet front yard setback line, without the establishment of a principal structure. He is proposing to build a 20'x16' wood deck on the property.

Mr. Popiel summarized his plans for the deck and provided drawings of what he proposes to build as well as pictures of a similar deck built by one of his neighbors. He explained that he wants to place the deck adjacent to his pier consistent with the pictures he submitted.

**QUESTIONS FROM THE BOARD**

Commission Member Larsen questioned if he is looking to pursue a deck similar to the neighbors next to him. Mr. Popiel replies that his final construction will be very similar to the neighbors. Commission Member Letzter questioned if the deck is on the same lot on which he proposes to build a home. Mr. Popiel explained that the home will be on the lot across the street on which he requested the variance for the shed. Commission Member Wiltse questioned how far the current pier extends onto the property. Mr. Popiel stated that the pier stops at the seawall and from there he would like to come out 8 to 10 feet and place the deck. Commission Member Niggemann questioned when he plans to build the home. Mr. Popiel replied that his plan is to construct a home in about 2-3 years. Commission Member Wiltse questioned what materials will be used to build the deck. Mr. Popiel stated that it will be built with lumber.

Commission Member Niggemann motioned to recommend approval of the request to allow the deck conditioned upon no campers, tents, or portable toilets being allowed. Commission Member Wiltse seconded the motion. All committee members present voted aye. Motion carried.

Chairman Husby noted that the matter would go before the Village Board for a first read at the June 20<sup>th</sup> meeting.

## **NEW BUSINESS**

### **DIEDRICH VARIANCE REQUEST**

Kevin and Valerie Diedrich were in attendance to request a variance be granted to Section 7.1-7 Accessory Buildings and Structures, to permit the construction of an accessory structure with maximum height of 16 feet measured at the eave, in lieu of the otherwise permitted maximum height of 10 feet. The variance is to accommodate the construction of a detached garage for the property commonly known as 1012 River Terrace Drive, PIN 10-08-351-029.

Valerie Diedrich presented the request and explained that it is to accommodate the construction of a detached garage with storage above.

### **QUESTIONS FROM THE BOARD**

Commission Member Letzter questioned if the neighbors across the street were concerned with the variance request. Mrs. Diedrich stated that their neighbors were excited about the project and appreciated that the new garage will sit a little further back which could potentially give them a better view. Commission Member Wiltse questioned what made them go with the height of garage being 16 feet. Mrs. Diedrich replied that it would accommodate extra storage space on the second level of the garage. Commission Member Niggemann questioned, if the new garage will be sided and what color will it be. Mrs. Diedrich replied that it will have yellow siding and the house will be painted to match the color of the garage.

### **COMMENTS FROM THE BOARD**

Commission Member Larsen commented that he really appreciated the well detail documents that were provided.

### **SUMMARY**

Mrs. Diedrich summarized their plan for the new garage and explained that the second level will give them the extra storage space they need.

Commission Member Larsen motioned to recommend approval of the variance to permit the construction of a detached garage with a maximum height of 16 feet measured from the eave. Commission Member Letzter seconded the motion. All commission members present voted aye. Motion carried. Chairman Husby noted that the matter would go before the Village Board for a first read at the June 20<sup>th</sup> meeting.

**ADJOURNMENT** - Motion by Chairman Husby to adjourn the meeting. Seconded by Commission Member Wiltse. All Members present voted aye. Motion carried at 7:36 p.m.

Respectfully Submitted,

*Timothy Haynes*  
*Administrative Assistant/Collector*