

POLK COUNTY BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING AND MEETING/MEETING NOTICE

Tuesday, July 29, 2014, Start: 8:00 A.M.
Polk County Government Center, West Conference Room
100 Polk County Plaza; Balsam Lake, Wisconsin

NOTICE IS HEREBY given that a meeting of the Polk County Board of Adjustment will be held at the above listed date, time, and place to consider and act on the subject matters and business noticed herein. The Board may take up noticed subject matters in a manner as it deems appropriate, regardless of the order presented on this meeting notice.

ORDER OF BUSINESS:

(Open Session)

1. Call to order and roll call
2. Approve agenda
3. Election of Secretary
4. Approve minutes from July 1, 2014
5. Discussion and Review of Board of Adjustment Functions, Duties and Procedures Ordinance:
 - Malia T. Malone, Assistant Corporation Counsel
6. Presentation and Discussion: Pointers and Recommendations on Writing Determinations on Application:
 - Malia T. Malone, Assistant Corporation Counsel
7. Site Visits by Board on Properties noticed herein (Recess to Site Visit – 8:45 a.m.)
8. Reconvene at Polk County Government Center, West Conference Room (1:00 p.m.)
9. Public Hearing(s) And Determinations on Applications for Variances/Special Exception Permits, previously noticed, pursuant to Wisconsin Statute Section 985.07(2), and further described as follows:
 - ANDREW & MELISSA SCHRADER request a special exception to Article 8D1 of the Polk County Shoreland Protection Zoning Ordinance to have a tourist rooming house. Property affected is: 1254 Leeland Ln, Lot 8, CSM #6066, part of Gov't Lot 2, Sec 1/T34N/R17W, town of Balsam Lake, Balsam Lake (class 1).
 - JOHN & MARJORIE GREVICH TRUST request a special exception to Article 8D4 of the Polk County Shoreland Protection Zoning Ordinance to have a rock shop. Property affected is: across road from 235 E Lower Pine Lake Ln, part of NE ¼ of the SW ¼, Sec 23/T32N/R18W, town of Alden.
 - SHIRLEY WRUBEL requests a variance to Article 11E3 of the Polk County Shoreland Protection Zoning Ordinance to have a garage less than 63' from centerline of a town road. Property affected is: 1939 Long Lake Ln, part of the SW ¼ of the NW ¼, Sec 25/T35N/R15W, town of Johnstown, Long Lake (class 2).
 - ERIC & LAURA GIESEKING/MARK BROWN request a variance to Article 11E3 of the Polk County Shoreland Protection Zoning Ordinance to have a shed less than 63' from centerline of a town road. Property affected is: 2926 216th St, Lot 9, Peterson & Nelson Shores, Sec 4/T36N/R18W, town of Laketown, Long Trade Lake (class 1).

The Board may conduct one public hearing on such noticed applications or hold separate public hearing on each of the noted applications. Following the close of each such public hearing, the Board will deliberate on the determination of each such application, develop a written decision, containing Findings of Fact, Conclusions of Law and Determination and issue said determination with respect to each application noticed herein.

10. Identify Subject Matters for Subsequent Meeting
11. Public Comment
12. Adjourn

Polk County Board of Adjustment Minutes*
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Present: Gene Sollman, Chair; Marilyn Nehring, Vice Chair; Curtis Schmidt; Harlen Hegdal; Tim Laux

Also Present: Nancy Snouffer & Jason Kjeseth, Zoning Administrators; Malia Malone, Assistant Corporation Counsel

Motion (Laux/Schmidt) to call meeting to order at 8:00am. Carried

Motion (Laux/Schmidt) to approve the agenda as published. Carried.

Motion (Schmidt/Laux) to appoint Acting Secretary. Carried; Motion (Nehring/Schmidt) to appoint Harlen Hegdal as Acting Secretary. Carried.

Motion (Nehring/Schmidt) to approve minutes of 7/1/2014. Carried.

Malia Malone gave presentation/discussion on review of Board of Adjustment functions, duties and Procedures Ordinance; and, pointers and recommendations on writing determinations on application.

The board recessed at 8:50am for site visits and reconvened at 1:50pm for public hearings on the following applications:

- Schrader -- site visit at 12:15pm; discussion.
Motion (Laux/Schmidt) to table application until next meeting; carried by unanimous voice vote.
- Grevich -- site visit at 11:24am; testimony/discussion; exhibits read into record.
Motion (Laux/Schmidt) to approve application; carried by unanimous voice vote.
- Wrubel -- site visit at 10:12am; testimony/discussion; exhibits read into record.
Motion (Hegdal/Nehring) to approve application with conditions; carried by 4-1 voice vote with Laux dissenting.
- Brown/Giesecking -- site visit at 9:21am; testimony/discussion; exhibits read into record.
Motion (Laux/Nehring) to approve application; carried by unanimous voice vote with Hegdal absent.

Motion to adjourn (Nehring/Laux) at 4:00pm. Carried.