

POLK COUNTY BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING AND MEETING/MEETING NOTICE
Tuesday, September 13, 2016 Start: 8:30 A.M.
Polk County Government Center, Upstairs 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.

AGENDA

ORDER OF BUSINESS:

(Open Session)

1. Call to order and roll call
2. Approve agenda
3. Approve minutes from August 16, 2016
4. Staff update
5. Site Visit(s) by Board on Properties noticed herein (Recess to Site Visits – 8:45am)
6. Reconvene at Polk County Government Center, Upstairs West Conference Room (12:45pm)
7. Public Hearing(s) And Determinations on Applications for Variance/Special Exception Permits, previously noticed, pursuant to Wisconsin Statute Section 985.07(2), and further described as follows:
 - NORTH BAY COURT LLC, requests a variance to Article 11.E.3. & 8.D.6.(h) of the Polk County Shoreland Protection Zoning Ordinance for addition to dwelling deck less than 63' from centerline of a town road and for mobile home units to be less than 15' apart. Property affected is: 1343 Lone Pine Lane, Lot 14-16. Koethe's Park, Sec 11/T33N/R17W, town of Garfield, parcel #024- 01117 -0000.
 - RYAN KOTULA requests a variance to Article 11.C., Table 1 of the Polk County Shoreland Protection Zoning Ordinance for garage less than 75' from ordinary high water mark. Property affected is: 1483 20th Ave, Part of the SE ¼ of the SW ¼, Sec 27/T32N/R17W, town of Alden, pond/North Fish Lake, parcel #002-00578-0000.
 - EDWARD & LYNNETTE ZWIRCHITZ request a variance to Article 11.E.3. of the Polk County Shoreland Protection Zoning Ordinance for dwelling addition (garage & breezeway) less than 63' from centerline of a town road. Property affected is: 1124 200th St; Lot 1, Sand Lake Beach, Sec 2/T33N/R18W, town of Osceola, Sand Lake, parcel #042-01210-0000.

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.

8. Adjourn

Polk County Board of Adjustment Minutes*
Tuesday, September 13, 2016; Start: 8:30am
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Present: Gene Sollman, Chair; Marilyn Nehring, Vice Chair; Steve Arduser, Secretary; Curt Schmidt, Tim Laux, members

Also Present: Jason Kjeseth, Zoning Administrator

Sollman called the meeting to order at 8:30am.

Motion (Laux/Nehring) to approve the agenda as published – carried by unanimous voice vote.

Motion (Nehring/Schmidt) to approve the minutes of 8/16/2016 -- carried by unanimous voice vote.

Kjeseth gave staff update.

Board gave Kjeseth clarification on the Gregerson variance request of August 16, 2016. The clarification was that the Board approved the location of the park model as placed.

The board recessed at 8:54am for site visits and reconvened at 12:45pm for public hearings on the following applications:

- North Bay Court LLC -- reduced setback between mobile home units
 - Testimony/discussion; exhibits read into record.
 - Motion (Laux/Schmidt) to deny application.
 - Motion carried by unanimous voice vote.

- North Bay Court LLC -- reduced town road setback for deck
 - Testimony/discussion; exhibits read into record.
 - Motion (Laux/Nehring) to deny application.
 - Motion carried by unanimous voice vote.

- Ryan Kotula -- reduced water setback for garage
 - Testimony/discussion; exhibit read into record.
 - Motion (Arduser/Nehring) to deny application.
 - Motion carried by unanimous voice vote.

- Edward & Lynnette Zwirchitz – reduced town road setback for garage & breezeway to dwelling
 - Testimony/discussion; exhibit read into record.
 - Motion (Sollman/Schmidt) to approve application
 - Motion carried by 4-1 voice vote, with Laux dissenting.

Motion (Nehring/Laux) to adjourn – carried by unanimous voice vote; meeting adjourned at 4:10pm.