

POLK COUNTY BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING AND MEETING/MEETING NOTICE
Tuesday, July 21, 2015, 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 June 16, 2015
4. Staff update – Jason Kjeseth, Zoning Administrator
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 Variances/Special Exception Permits, previously noticed, pursuant to Wisconsin Statute Section 985.07(2), and further described as follows:
 - ROBERT & MARCIA HANSEN request a special exception to Article 8D1(a) of the Polk County Shoreland Protection Zoning Ordinance to have a tourist rooming house. Property affected is: 2325 Woodland Shores Dr, Lot 1, CSM #2294, Vol 11/Pg 1, Sec 5/T35N/R16W, town of Georgetown, Bone Lake (class 1), parcel 026-00153-0000.
 - JOHN SCHEIBEL requests a variance to Article 11C, Table 1 of the Polk County Shoreland Protection Zoning Ordinance to have a garage less than 5' from side lot line. Property affected is: 2092 Pipe Lake Ln, Lot 20, Nessens Pipe Lake Shores, Sec 22/T35N/R15W, town of Johnstown, Pipe Lake (class 1), parcel 028-00979-0000.
 - JOHN & LITA EVRARD request a variance to Article 11C, Table 1 of the Polk County Shoreland Protection Zoning Ordinance to have a patio & fire pit less than 75' from the OHWM. Property affected is: 1892 West Bone Lake Dr, part of Gov't Lot 2, Sec 31/T35N/R16W, town of Georgetown, Balsam Lake (class 1), parcel 026-1285-0000.
 - NICOLE LOCHMANN & HEIDI JOHNSON request a variance to Article 11C, Table 1 of the Polk County Shoreland Protection Zoning Ordinance to have a travel trailer/building less than 100' from the ordinary high water mark. Lot 7, Glenna Lake Vincent Plat No 1, Sec 9/T35N/R16W, town of Georgetown, Vincent Lake (class 3), parcel 026-01447-0000.

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, July 21, 2015; Start: 8:30am
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Present: Gene Sollman, Chair; Marilyn Nehring, Vice Chair; Harlen Hegdal, Secretary; Curtis Schmidt, and Steve Arduser (alternate for Tim Laux), members

Also Present: Jason Kjeseth, Zoning Administrator; Lori Bodenner, secretary

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

Motion (Hegdal/Schmidt) to approve the agenda as published – carried.

Motion (Schmidt/Hegdal) to approve the minutes of 6/16/2015 – carried.

Kjeseth gave staff update.

The board recessed at 9:10am for site visits and reconvened at 12:45pm for public hearings on the following applications:

- Chair announced that Nicole Lochmann & Heidi Johnson's application is withdrawn as variance not required due to recent State legislation.
- John Scheibel
 - Testimony/discussion; exhibit read into record.
 - Motion (Hegdal/Arduser) to approve application with conditions.
 - Motion carried by unanimous voice vote.
- Robert & Marcia Hansen
 - Testimony/discussion; exhibits read into record.
 - Motion (Arduser/Nehring) to approve application with conditions.
 - Motion carried by unanimous voice vote.
- John & Lita Evrard
 - Testimony/discussion; exhibits read into record.
 - Motion (Arduser/Nehring) to approve application (fire pit with patio) with conditions.
 - Motion carried by unanimous voice vote.
 - Motion (Hegdal/Schmidt) to approve application (dwelling patio) with conditions.
 - Motion carried by unanimous voice vote.

Motion (Sollman/Arduser) to adjourn; meeting adjourned at 2:55pm.