

# MINUTES OF ZBA MEETING ON NOVEMBER 6, 2017

The meeting was convened at 10:00am.

Present: Norma Boyle, Barb Stauffer, Walt Mikula, John Klein, and Thomas Kizer.

Excused Absence: Jim Thorburn

Chairperson Norma Boyle called the meeting to order.

Persons present included the above board members, applicant John Picklo and his spouse, Michelle Picklo. The building official Jason Jansen was also present as were applicant's architects Ryland Phelps and Bradley Butcher.

The Pledge of Allegiance was recited.

The Minutes of October 30, 2017 were unanimously approved after motion to approve by Klein and seconded by Mikula.

The Chairperson then convened the hearing on the appeal and request for variance filed in No. 17.11 by Applicant Picklo. The appeal involved applicants request for a variance to allow applicant to build an addition of 12' x 14' to their cottage. The building permit was denied since the structure proposed was in violation of Article 6, Section 6/4 (A-1) and Article 3, Table 3-4 'Site Development Requirements', Footnote 3b..

The appeal was read into the record by Stauffer.

The members of the Board affirmed they each had no conflict in considering this appeal.

Two letters of correspondence were received for the proposed addition which were read into the record. One letter in support was from Brian Michalik, President, Westwood Association and the second was from Neil Belanger, PE on behalf of the Roscommon County Road Commission in opposition.

The Board reviewed the 7 factors and the applicant's written responses. Board members acknowledged familiarity with the area and the neighboring properties. The board members asked questions concerning the request. The applicant currently has no bathing facilities and this addition will provide an adequate bathroom to do so. Further, the applicant noted that to build the addition at another portion of the dwelling would adversely affect the neighbors view of the lake and building the addition further south could impact the septic system.

Following the open hearing the board closed the open portion and thereafter a motion was made by Mikula, seconded by Klein as follows:

**Move to approve the variance requested to construct the 12' x 14' addition to the cottage for the reasons that while the units are already non conforming in the association and several are already within the 25' setback from the road, nonetheless this addition does not further encroach on the 25' setback and is the minimum reasonable to pro-**

**vide adequate living conditions and is the best location to construct the addition given the location of the neighbors.**

Roll Call vote was conducted and those in favor of the request were Stauffer, Mikula, Kizer, Boyle, and Klein. Motion carried unanimously.

No further business to come before the meeting, it was adjourned at approximately 10:38 am.

Dated: November 6, 2017

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Thomas Kizer, Secretary