

DUNDEE VILLAGE ZONING BOARD OF APPEALS
MEETING MINUTES
7:00 P.M.
Tuesday, July 30, 2019

Meeting:

1. CALL TO ORDER

- a. The Honorable Chairman, Luke Larzelere, called the meeting to order at 7:00 PM.

2. ROLL CALL

- a. Members Present: Rachel Scheich, Tim Bordine, Nick LaPensee, Joe Fenner, Luke Larzelere, Frank Chrzanowski, Kyle Petee
- b. Members Absent / Excused: Jennifer Reeves

3. APPROVAL OF AGENDA

- a. Motion made by Commissioner Fenner to approve the agenda.
- b. Motion seconded by Commissioner Bordine.
- c. All Planning Commission member in attendance voted in favor of approving the agenda.

4. APPROVAL OF MINUTES

- a. Motion made by Commissioner Scheich to approve meeting minutes for November 26, 2018.
- b. Motion seconded by Commissioner Bordine.
- c. All Planning Commission members in attendance voted in favor of approving the meeting minutes for November 26, 2018.

5. PUBLIC HEARING

Opened Public Hearing at 7:05 p.m.

- a. Accessory Building variance for Dundee Place Apartments III, LLC
 - Dundee Building Official, G. Dahl presented the variance request, with project engineer N. Wagner presenting the scope of the project.
 - Questions from Public - None
- b. Height variance for PAK Realty, LLC
 - Dundee Building Official, G. Dahl presented the variance request, with Clean Tech Plant Mgr. presenting the reason behind the request and the history of Clean Tech within Dundee.
 - Questions from Public - None
- c. Accessory Building variance for Terry Schumaier.
 - Dundee Building Official, G. Dahl presented the variance request.

- Property owner T. Schumaier presented that land was purchased in 1978. The house was required to be demolished. He still uses the garage for storage. And has no plans for the property (e.g. rebuilding house, etc.)
- Question from Public - None

Presentation of each variance request was given. There were no other public questions concerning each of the variance request.

Closed Public Hearing at 7:13 p.m.

6. OLD BUSINESS

- a. None

7. NEW BUSINESS

- a. **Variance request from Dundee Place Apartments III, LLC to allow accessory structures (in Phase 3 and 4) within the front and side yards and behind the rear building lines and to allow more than two detached accessory structures on a residential lot.**
 - Variance request Intro by Dundee Building official Mr. G. Dahl.
 - Various questions from Commissioners concerning the ordinance and the request.
 1. Ordinance is geared more for single family vs. multi-family structures.
 2. What is the average size of lots within Dundee? Varies, average is 80x150 and smaller.
 3. Are the garages going to be available to the residents of Phase 1 and 2? Unknown at this time.
 4. Garages #1, 2 & 9: Are they too close to the property line? #9 is not part of the variance request any more.
 - Motion made by Commissioner Scheich to approve the variance request from Dundee Place Apartments Phase 3 & 4 to allow accessory structures in Phase 3 and 4, within the front and side yards and behind the rear buildings and to allow more than two detached accessory structures on a residential lot. This variance request excludes any structures on Waterstradt Drive. The front of the structures are to be 100% brick. The total number of additional garages for this variance request equals 6. This variance request met all required elements (a-g) for a Nonuse (Area) Variance.
 - Motion seconded by Commissioner Chrzanowski.

ROLL CALL VOTE

YES: Rachel Scheich, Tim Bordine, Nick LaPensee, Joe Fenner, Luke Larzelere, Frank Chrzanowski, Kyle Petee

NO: NONE

b. **Variance request from PAK Realty, LLC .**

- Variance request Intro by Dundee Building official Mr. G. Dahl.
- Various questions from Commissioners concerning the ordinance and the request.
 1. Is the drop zone satisfactory for the new structure? Yes.
 2. Question concerning traffic impact. Estimated that no impact from incoming traffic, but outgoing traffic impact is possible.

- Motion made by Commissioner Bordine to approve the variance request from PAK Realty, LLC, for approval of +25' for a total height of 100', as it met all required elements (a-g) for a Nonuse (Area) Variance.

- Motion seconded by Commissioner LaPensee.

ROLL CALL VOTE

YES: Rachel Scheich, Tim Bordine, Nick LaPensee, Joe Fenner, Luke Larzelere, Frank Chrzanowski, Kyle Petee

NO: NONE

c. **Variance request from Mr. Terry Schumaier allowance of existing garage to remain on parcel of land classified as 401 (residential) (with the demolition of the previous existing residential structure).**

- Variance request Intro by Dundee Building official Mr. G. Dahl.
- Various questions from Commissioners to the property owner concerning the ordinance and the request.
 1. Mr. Schumaier answered questions concerning electrical service installed without permits.
 2. Question and discussion asked about this variance request being self-created by the demolition of the house and not the garage.
 3. Zoning after 180 days reverts to B-1 Business. Currently not residential.
 4. To have a detached structure, must have either a residential or business (primary) structure on the property.
 5. The structure (garage) is currently Red-Tagged as UNSAFE structure due to multiple issues.

- Motion made by Commissioner Fenner to dis-approve the variance request from Mr. Schumaier, as it did not meet all required elements (a-g) for a Nonuse (Area) Variance.

- Motion seconded by Commissioner Scheich.

ROLL CALL VOTE

YES: Rachel Scheich, Tim Bordine, Nick LaPensee, Joe Fenner, Luke Larzelere,
Frank Chrzanowski, Kyle Petee

NO: NONE

8. PUBLIC COMMENT: NONE

9. ZONING BOARD OF APPEALS COMMENTS:

a. Various

10. ADJOURNMENT

a. With no further business the meeting was adjourned at 8:08 PM.

Next Scheduled Meeting: TBD