

Jo Daviess County Planning Commission/Zoning Board of Appeals
Minutes for Meeting
At the Courthouse-7:00 PM
March 25, 2015

Call to Order: Mel Gratton called the meeting to order at 7:00 p.m.

Roll Call Present:

Planning Commission:

- ✓ Melvin Gratton
- ✓ Nick Tranel
- ✓ Laura Winter
Ron Mapes
- ✓ Gary Diedrick
Jody Carroll, Alternate

Staff & County Board Members:

- ✓ Steve Keeffer, Highway Engineer
Matt Calvert, JDC Health Dept.
John Hay, State's Attorney
- ✓ Linda Delvaux, Building & Zoning
- ✓ John O'Boyle, JDC Board Member

Approval of Minutes: A motion was made by Gary Diedrick to accept the January minutes. Seconded by Nick Tranel. Voice Vote: All Ayes

Mel Gratton swore in all who might want to testify on any request this evening.

New Business

William & Susan Collins, owner, (address: 5981 Sand Ridge Road, East Dubuque), requesting a variance from the required side property line setback of twenty (20) feet to eleven (11) feet resulting in a nine (9) foot variance request in the AG Agricultural District. Common Location: 5981 Sand Ridge Road, East Dubuque

Staff

- Comprehensive Plan: The Comprehensive Plan does not address Variances, but does recognize the importance of planning for future infrastructure such as roadway expansion, and variances should be reviewed with that in mind.
- Wastewater Treatment: The existing septic tank for the house is located approximately 8 feet south of the house, and the drainfield is east/northeast of the septic tank. According to records, a new drainfield was added to the existing septic tank in 1981. The septic tank size is unknown, and the drainfield is sized for a one bedroom house. If the house remodel or "bonus room above garage" includes a bedroom addition that will increase the total number over one bedroom a septic system upgrade is needed to bring the system to current code. The well is located 13 feet off northwest corner of the house. It appears that the garage addition is north of the house and the proposed expansion would not affect any part of the septic system or well
- Access Considerations: This parcel has an existing entrance onto Menominee Township maintained Sand Ridge Road. No changes to the entrance are being proposed.

- Other Considerations: The residence has an accessory structure that sits adjacent/connected to the house. Applicant would like to replace the structure, but cannot meet the required setbacks. Parcel is small and available area is limited. This parcel is adjacent to the Village of Menominee. No comment has been made on this request from either the Village or the Township Road Commissioner. Below are the Variance Standards, careful consideration should be given to these standards as they will be included in the Finding of Fact and be the basis of which the Zoning Boards decision comes from.

Bill Collins, owner

- The property in the back slopes off fast, can't really build there, the well is located in the front, east of the house is the septic, and if we would put the addition to the north west would be closer to the road than allowed. The size of the lot is 1/2 acre.

Public Testimony

None

Public Testimony Closed

Gratton states that we have seen small lots before such as in Apple Canyon Lake.

Diedrick asks if we heard anything from the road commissioner or the neighbor to the north.

- Linda Delvaux indicated no we have not.

Gratton states this is a small lot to fit everything on.

A motion was made by Tranel to recommend approval of the variances from the required side property line setback of twenty (20) feet to eleven (11) feet in the AG Agricultural District stating:

Small lot

Standards have been met

Seconded by Winter

Roll Call: Nick Tranel - Aye
 Laura Winter - Aye

Gary Diedrick- Aye
 Mel Gratton - Aye

Reports and Comments:

Zoning Ad Hoc Committee meeting scheduled for April 21, 2015 4:30pm in Hanover.

Tranel made a motion to adjourn at 7:15 PM. Diedrick seconded. Voice Vote: All Ayes