

**Jo Daviess County Planning Commission/Zoning Board of Appeals
Minutes for Meeting
At the Courthouse-7:00 PM
April 23, 2008**

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

Roll Call Present:

Planning Commission:

- ✓ Melvin Gratton
- ✓ Susie Davis
- ✓ William Tonne
- ✓ Nick Tranel
- ✓ Dave Jansen

Staff & County Board Members:

- ✓ Steve Keeffer, Highway Engineer
Matt Calvert, JDC Health Dept.
Terry Kurt, State's Attorney
- ✓ Linda Delvaux, Building & Zoning
- ✓ Ron Mapes, JDC Board Member
- ✓ Marvin Schultz, JDC Board Chair

Approval of Minutes: A motion was made by Susie Davis to accept the March 26, 2008 minutes. Seconded by Bill Tonne Voice Vote: All Ayes Nick Tranel - Abstain

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

New Business

Chicago Title Land Trust Company, Beneficiary/Owners: Robert J. Forsythe, Jr., Thomas J. Forsythe, Nancy Kloss, and John W. Forsythe, owners, requests a variance from the required twenty (20) foot Guest Accommodations setback from the side lot line to ten (10) feet. Current Zoning District RP Planned Residential District. Common Location: 13 Southridge Drive, Galena (ER 1 Lot 26)

Staff Report

- Comprehensive Plan: The Comprehensive Plan does not address Variances, but does recognize the importance of tourism and the use of the homes for rental is a direct result of tourism.
- Wastewater treatment: Sewage disposal and water supply is handled through the Galena Territory's municipal sewer and water services.
- Access Considerations: The property has an existing access.
- Other Considerations: This structure is existing and sits just across the road from the North Golf Course. The petitioner is requesting a variance from the south side lot line. There is greenspace on three sides of this lot. The following are existing rentals in the area:

Southridge Drive

- 21 Southridge Drive ER 18 Lot 22
- 30 Southridge Drive ER 15 Lot 18

29 Southridge Drive ER 18 Lot 18
12 Southridge Drive ER 6 Lot 18
7 Southridge Drive ER 18 Lot 29

Woodway Court

10 Woodway Court ER 18 Lot 34
3 Woodway Court ER 18 Lot 38
2 Woodway Court ER 18 Lot 30

Petitioner could not make it to the meeting due to a death in the family and they asked that they proceed with the meeting.

Discussion:

- Gratton states that the property is surrounded on three sides by greenspace.
- Tonne states that we are only looking at the variance issue.
 - Gratton states that if we grant the variance then the Guest Accommodations will be taken care of through the Building and Zoning Office.
- Gratton states the application talks about the standards for the variance.

Public Testimony

None

Public Testimony Closed

A motion was made by Bill Tonne to recommend approval stating the following:

1. Greenspace on three sides of the property
2. Application clearly presented

Seconded by Nick Tranel

Zoning Board finds that the variance standards have been met

Roll Call: Dave Jansen – Aye
Bill Tonne – Aye
Mel Gratton – Aye
Susie Davis – Aye
Nick Tranel - Aye

Reports and Comments:

Draft Zoning Ordinance Meeting May 8, 2008, 7:00 pm, Galena

Dave Jansen thanks County Board Chair Marvin Schultz for appointing him and thanking Tom Heidenreich for the years of service on the Zoning Board of Appeals/Planning Commission.

Nick Tranel made a motion to adjourn at 7:20 PM. Dave Jansen seconded. Voice Vote: All Ayes