

MINUTES OF THE ZONING BOARD OF APPEALS – March 21, 2012 5:15PM

MEMBERS PRESENT: Don Orth, Mike Pappathopoulos, Jean Wakefield, Frank Rodriguez, Joe Mrotek

MEMBERS ABSENT: Paul Steinbrecher, Howard Zimmerman

OTHERS PRESENT: Arlene Rhein, Rick Turner, Rick Schwarz, Lisa Mueller

The meeting was called to order by Chairman Don Orth at 5:15pm. It was moved by Joe Mrotek and seconded by Frank Rodriguez to approve the minutes of the August 16, 2011 meeting as submitted. Vote by the board was unanimous.

The appeal of Turner Construction, agent for, Rich Krueger, 1705 Revere Drive, Manitowoc, Wisconsin, was read.

Chairman Orth asked if there was any discussion from those in attendance. Mrs. Arlene Rhein stated she owned the property adjacent to 1705 Revere Drive and was in attendance for additional information regarding the proposed project. Rick Turner of Turner Construction presented the construction and foundation of the proposed project and erosion control measures.

Chairman Orth asked Secretary Rick Schwarz if the Plan Commission had approved the project. Secretary Schwarz responded yes.

Mike Pappathopoulos confirmed that the board was only to discuss the proposed reduced side yard setback and not the disruption of the Erosion Hazard Area. Chairman Orth responded that this was correct. (A temporary permit to authorize construction of the garage structure in the Erosion Hazard Area had been previously approved with conditions by the Plan Commission PC 9-2012).

A discussion by the board ensued regarding the reduced side yard setback area, fire stopping and erosion control measures. Area constraints of the substandard lot, the unique topography of the area and the rear foundation wall design by SMI of the proposed structure were also discussed.

Mrs. Rhein had no objections to the proposed project.

Mike Pappathopoulos made a motion to grant the appeal to reduce the side yard setback area, beginning with the narrow end of 1 foot and 7-1/2 inches, based on the site plan submitted by Rick Turner of Turner Construction with a condition that no windows be installed on the west side of the structure, the masonry must be continuous. Jean Wakefield seconded the motion.

Chairman Orth asked if there was any other discussion. There being none. The motion was carried to grant the appeal.

There being no further business a motion was made by Jean Wakefield to adjourn at 5:40 pm and seconded by Mike Pappathopoulos. Vote by the board was unanimous.

Submitted by,

Rick Schwarz
SECRETARY
ZONING BOARD OF APPEALS