

Board of Zoning Appeals

Wednesday, February 15, 2023

5:00 p.m.

Members Present: Josh Winter, Pat Keller, Chris Shulfer, Larry Schweitz

Others Present: Steve Kuntz, Dominique Swangstu, Karen Swanson, Gary Wolf

1. Mr. Winter called the meeting to order at 5:00 p.m.

2. PUBLIC HEARING

The Clerk read, at 5:01 p.m., the public hearing notice for the Kyle Zibung request for a variance to construct a Single-Family home on a parcel that does not meet the Village's minimum frontage requirements for property located at 3850 River Dr.

Mr. Swangstu reviewed his report, copy attached. He explained that the minimum street frontage requirement is 60 feet and Mr. Zibung only has 16 feet. Mr. Zibung is working with the adjacent property owner to create a shared driveway. Mr. Swangstu reviewed the location of the parcel, the variance application, the set back standards, and Mr. Zibung's justification for the variance, i.e. hardship due to the lot being platted before the Village of Plover Zoning Code was established.

The Plan Commission recommended approval contingent upon an access and maintenance easement being established and recorded for both properties at 3850 and 3840 River Dr. to ensure adequate access is provided for both properties, and the proposed development and parcel shall meet all other applicable regulations and standards.

There was no one present to speak for or against the variance request.

✓ **Mr. Shulfer moved to close the public hearing at 5:06 p.m. Mr. Keller seconded and the motion carried.**

3. RECONVENE FOR CONSIDERATION OF THE KYLE ZIBUNG VARIANCE REQUEST AT 3850 RIVER DR.

Mr. Shulfer questioned if there was 8 feet left on the west side of the driveway. Mr. Zibung stated that there is about 10 to 12 feet.

Mr. Shulter questioned if the frontage along the river was adequate. Mr. Kunst stated that, yes, there is; 80 feet.

Mr. Keller clarified that construction won't start until the driveway agreement is in place and it is assured that first responders have sufficient access.

✓ **Mr. Keller moved to approve the Kyle Zibund variance request to construct a single-family home on a parcel that does not meet the Village's minimum frontage requirement for property located at 3850 River Dr. contingent upon an access and maintenance easement being established and recorded for both properties at 3850 and 3840 River Dr. to ensure adequate access is provided for both properties, and the proposed development and parcel shall meet all other applicable regulations and standards. Mr. Shulfer seconded and the motion carried.**

4. Mr. Schweitz moved to adjourn at 5:11 p.m. Mr. Shulfer seconded and the motion carried.

Karen Swanson, Village Clerk