

VILLAGE OF ST. JOSEPH
PLANNING & ZONING COMMISSION
FEBRUARY 20, 2020

The meeting was called the meeting to order at 7:00 p.m.

McElwee and McElroy-Smetzer were in attendance. The meeting was continued to February 27, 2020 due to lack of a quorum.

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Roll call was taken.	McElwee	Absent
	Crider	Present
	Dahl	Present
	Foltz	Present
	Kern	Present
	Van Buskirk	Present

Others in attendance: Tiffany McElroy-Smetzer, Village Clerk and Jamie Christians.

McElroy-Smetzer gave a background of the Zoning Variance that the Christians are requesting. They are asking for a variance for their property at 701 Bluestem Drive. Their property is in the Meadow subdivision and is zoned R-2. They are requesting to reduce the lot from 20% to 17% to allow for a room addition on the back of their home. The current setback of 30' in the backyard does not allow for any home in this area to be added on to. Most homes in the Meadows subdivision are zoned R-2.

Christians gave the Commission more information about his property and the proposed addition. He and his wife want to add a family room to the back of their home. The lot is a corner lot. Corner lots in the Meadows are larger than the non-corner lots in the Meadows. The addition will be 51 feet from the West line, 23 feet from the East line, 69 feet from the north line and 17 feet from the South line.

Crider asked the specifics about neighbors' opinions about the addition. Christians said that the property is only adjacent to a neighbor on the east. There will be no windows on the east side of the property. On the rear (south) side of his property is the dry detention basin. Neither neighbor has

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a problem with the addition. McElroy-Smetzer noted that notices had been mailed to all neighbors in the required distance. No one attended the originally scheduled meeting on February 20, 2020 or tonight's meeting February 27, 2020.

Dahl asked if there were any neighbors that had additions to their property. Christians noted that across the street the second house the west had a sunroom on the back of their home.

Kern motioned and Dahl seconded to recommend to the Village Board that the zoning variance to reduce the lot requirement from 20% to 17% be granted. Roll call vote was taken: Crider – Aye, Dahl – Aye, Foltz – Aye, Kern – Aye, and Van Buskirk – Aye. Motion passed 5-0.

Findings of fact used in reaching this decision include:

- 1) The property is a corner lot. This means that it is larger than most lots in the subdivision and there is a neighbor on only one side of the home (east side).
- 2) There will be no windows on the east side of the property as to not disturb the neighbors back yard privacy.
- 3) To the rear of the property is a dry detention basin. Therefore, there are no neighbors that directly back up on the property and would be bothered by the addition.
- 4) There is already a home in the nearby area that has a rear addition. That home also backs up to the detention basin. It is not a corner lot which means it is on a smaller lot than the Christians lot and has neighbors on both sides of them as well as it is a sunroom made of all glass.

McElroy-Smetzer stated that the Village Board would be acting on this recommendation on March 10, 2020.

The meeting was adjourned at 7:20.

Tiffany McElroy-Smetzer
Village Clerk