

ADAMS COUNTY
BOARD OF ADJUSTMENT
MONTHLY MINUTES:
NOVEMBER 20, 2013

The Board met for an onsite at Sunset Condo's at Northern Bay, 1844 20th Avenue in the Town of Strongs Prairie at 8:45 A.M. Phil McLaughlin introduced Bob Krause as the new member replacing Ivan Morrow. The purpose of the visit was to view the area for which the petitioner requests a variance to setback requirements for a maintenance building. The Board then recessed and proceeded to the Courthouse in Friendship for Public Hearings.

Chairman Bob Beaver called the Adams County Board of Adjustment meeting to order at 10:00 A.M. with the following members present; Tom Feller, Vice-Chair; Cathy Croke, Secretary; Bob Benkowski and Bob Krause. Others present were: Phil McLaughlin, Zoning Administrator and Cathy Allen Recording Secretary. Was this meeting properly announced? Phil McLaughlin stated that it was. Bob Benkowski made a motion to approve the Agenda as noticed. Bob Krause seconded the motion. All in favor. Motion carried. Public Hearings: Bryan C. Anderson – Variance request under Section 5-12.04(D)(2) of the Adams County Comprehensive Zoning Ordinance to allow an addition to an accessory building at a setback of 47' to the centerline to a County Highway instead of the required 83' on property located in the NW ¼, SE ¼, Section 34, Township 16 North, Range 7 East, Lots 4-6 and Lot 1 of CSM 4701, Block 2 of McClymans Subdivision at 333 Cty Trk A, Town of New Chester. Phil McLaughlin stated that although the Board approved his Variance request last month, Mr. Anderson had to come back with a different request because there was an error in measurements provided. The building would be in line with an existing building, but at 47' from the centerline. Cathy Croke made a motion to approve the variance as requested. Tom Feller seconded the motion. Roll Call Vote: 5 – Yes. Motion carried. Sunset Condominiums at Northern Bay Owner's Association, Inc. – Tabled Variance request under Section 11-6.01(G) of the Adams County Shoreland Wetland and Habitat Protection Ordinance to allow the construction of a new maintenance building at 30' to a Residential Zoning District lot line (Ordinance requires 100' setback for all structures) on property located in PT. of Gov't Lot 2, Section 36, Township 18 North, Range 4 East, Sunset Condo Northern Bay, Phase 1, Amendment 1 off 20th Avenue, Town of Strongs Prairie. Discussion was held regarding the retaining wall placement. It was agreed that the retaining wall would be at the same setback as the building. Bob Benkowski made a motion to grant the variance request. Tom Feller seconded the motion. Roll Call Vote: 5 – Yes.

Chairman Beaver closed the Public Hearing portion of the meeting.

Minutes: Phil McLaughlin presented the Board with the minutes from the October 16, 2013 meeting for their review. Cathy Croke made a motion to approve the minutes as presented. Bob Krause seconded the motion. All in favor. Motion carried

Correspondence: None.

The next Board of Adjustment Meeting will be December 18, 2013 at 9:30 A.M.

Bob Benkowski made a motion to adjourn. Tom Feller seconded the motion. All in favor. Motion carried.
ADJOURNED: 10:17 A.M.

Bob Beaver, Chair

Tom Feller, Vice-Chair

Catherine Croke, Secretary

Bob Krause

Robert Benkowski

Cathy Allen, Recording Secretary

THESE MINUTES HAVE NOT BEEN APPROVED BY THE BOARD.