

MINUTES FOR BA MEETING

Date: 22-May-2023

Call meeting to order Tony Garofalo 6:45pm

Roll Call of Members

Tony Garofalo (Chair person)

Christi Foster

Erin Wright

Agenda

- Approve the Agenda draft for the meeting
- Review variance request from Bryan Espisoto located in the Valley Township Nethercutt community
- Review the documents and known information for the meeting topic
- Vote from the board

Minutes

- There is no agenda draft for this meeting to approve; there is one topic for discussion and all present are ready to discuss
- Tony describes the topic for tonight: Bryan Esposito is building a new home and would like his home to be 10 ft closer to the water and is requesting a variance.
- Tony notes that he did a site visit and contacted the authorities responsible for well and septic and they confirmed they would have no concerns with the request.
- Tony asks the members of the community present and the board if there are any additional questions or comments before a vote.
- Erin Wright asks the question: what unique environmental features of this property make it impossible to comply with the zoned setback?
- Keith Dawson (builder): Due to the size of the house, by law he needs two septic systems. To comply with the septic systems requirement, he needs to adjust the setback slightly. The lot design was designed in the 1960's and at that time the zoning distance was closer to the water. Due to the age of the lot and differences in zoning over this long time period, there are also several different setbacks present in the neighborhood therefore this home would not be a singular precedent.
- Christi Foster asks the question: would the deck of this home be obviously closer to the water than others already in the neighborhood?
- Keith Dawson responds that it would be in line with the other decks in the neighborhood.
- The board pauses and all look at the provided maps of the lot on the table.
- Tony Garofalo asks if there are further questions and no members or audience members have any (no one responds that they have any).
- Tony Garfalo calls for a board vote.
- The motion passes 3 yay to 0 nay.

Additional Information

- Bryan Esposito, 815-293-4010
- Builder: Keith Dawson, 269-217-5618

Adjourn 06:55 pm as a result of acclamation motion by Tony Garofalo, supported by Christi Foster and Erin Wright