

**BOARD OF ADJUSTMENT/PLANNING COMMISSION
CITY OF LAKE SHORE
LAKE SHORE CITY HALL
MINUTES
SEPTEMBER 9, 2024
9:00 AM**

Commission Members in attendance: Chair Jim Woll, Sean Weldon, PJ Smith, Pat Hastings, Alternate Kevin Egan and Council Liaison John Terwilliger; City Zoning Administrator Teri Hastings, and City Clerk Laura Fussy. Absent was City Engineer Dave Reese. A quorum was present, and the Commission was competent to conduct business. Alternates Dave Reigert and TJ Graber were in the audience.

Chair Jim Woll called the meeting to order at 9:00 a.m.

Approval of the August 12, 2024, Regular Meeting Minutes – MOTION BY KEVIN EGAN AND SECONDED BY PAT HASTINGS TO APPROVE THE MINUTES FOR THE AUGUST 12, 2024, BOARD OF ADJUSTMENT/PLANNING COMMISSION AS PRESENTED. MOTION PASSED.

PUBLIC HEARING – There were no public hearing items.

NEW BUSINESS – Site Plan Review – Arnie Lawson

Teri's staff report indicated the following:

1. The property owner is desiring a variance for an addition to the existing structure or to rebuild the structure (the commission will need to clarify with the applicant if the rebuild option includes the proposed addition or just the existing structure). The applicant has stated the reason for the request is to allow for one level living and/or from the driveway. A survey has been completed and shows the proposed addition with setbacks. The property is at 28% impervious surface currently. The lot size is 11,968 square feet and today's lot size requirement is 30,000 square feet.
 - The home (24'x32') was originally constructed by Dan Marrin in 1992 with a variance (this was a variance at a setback of 63' from the lake).
 - A second variance was granted in 1995 for an attached garage and a story and half addition at a setback of 72' from the lake along with sideyard and street setback variances.
2. The property was sold to James Ryba in 2016 and then purchased by Arnie Lawson (GEA Properties LLC) in 2021.

Arnie Lawson was not present for the meeting.

Pat Hastings stated no matter what the applicant is going to need a variance.

Dave Reese, City Engineer had emailed Teri and it included the following:

- What is the lake setback at the proposed NW building corner?
- Consider a drainage easement from the public roadway to the OHW to help mitigate the encroachment of the proposed building and added impervious coverage. The permanent easement should be conveyed to the City.

- A stormwater management plan should be submitted.

Kevin stated the purpose of the Site Plan Review is to educate the resident on where the Commission is coming from so it is disappointing to not have the applicant here.

Pat stated he thinks the best course of action would be to tear down and rebuild.

Jim asked the commission if the consensus is that they would not support a variance for an addition, but that they would recommend the application tear down and rebuild, and they agreed.

Sean Weldon asked Teri for a verification of what addition the applicant wanted to build.

There were no other concerns from the Commission or audience.

OLD BUSINESS – There was no old business.

REPORTS

City Engineer – Dave Reese was absent.

Chair – Jim Woll had nothing to report.

Council Liaison – John Terwilliger had nothing to report.

Zoning Administrator – Teri Hastings had one item to report. The November meeting will be moved to November 12, 2024 as the original meeting date falls on Veterans' Day.

PUBLIC FORUM – There was no public forum.

MOTION BY PJ SMITH AND SECONDED BY KEVIN EGAN TO ADJOURN THE BOARD OF ADJUSTMENT/PLANNING COMMISSION MEETING OF SEPTEMBER 9, 2024, AT 9:16 AM. MOTION PASSED.

Transcribed by Laura Fussy
Lake Shore City Clerk