

**TOWN OF LONG BEACH
ADVISORY BOARD OF ZONING APPEALS**

Regular Meeting

Tuesday, September 13, 2022

7:00 p.m.

**Long Beach Town Hall With Zoom Video Conference Information On Town Website
Zoom information can be found by clicking the Board of Zoning Appeals meeting on the calendar
AGENDA**

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance**
- 4. Approval of Minutes**
 - a. August 9, 2022; Regular Meeting**
- 5. Old Business - None**
- 6. New Business - None**
- 7. Preliminary Hearings - None**
- 8. Public Hearings**
 - a. Yellow Bear Farms LLC. – Lots 51-73 of Hidden Shores 1st Addition Parcel # 460114451033000070**

Developmental Standards Variance Petition requesting variance from the requirements of Section 154.048 – Maximum Height of Buildings.
Petitioner is seeking to build a home with a height increase from 27' to 33' from the highest final grade.
-Preliminary hearing opened at the June 14, 2022 BZA meeting. Public hearing opened at the July 12, 2022 BZA meeting. The public hearing concluded and any vote by the Board was continued to the August 9, 2022 BZA meeting. The petitioner requested a continuance to the September 12, 2022 BZA meeting.
- 9. Adjournment**

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ADVISORY BOARD OF ZONING APPEALS

Long Beach Town Hall With Zoom Video Conference Information On Town Website

Meeting Minutes for September 13th, 2022

1. Call to Order

The Regular Meeting of the Town of Long Beach Advisory Board of Zoning Appeals was held Tuesday, September 13, 2022 at the Long Beach town hall with Zoom video conference information on the Town website. Chairman Meg Kanyer called the meeting to order at 7:00 p.m.

2. Roll Call

Board members attending in person: Meg Kanyer, Seth McCormick, John Mengel, Doug Wickstrom, Fred Woods

Members attending by Zoom: None

Members absent: None

A quorum is present and the meeting shall proceed

Attorneys in attendance: Chris Willoughby of Braje, Nelson & Janes, LLP

Also in attendance: Secretary Meg Collins

Building Commission representative: Bob Lemay

The public was also permitted to attend and observe via Zoom.

3. Pledge of Allegiance

4. Approval of Minutes: Doug Wickstrom motions, seconded by John Mengel, to approve the regular meeting minutes from August 9, 2022. All in favor, none opposed. The motion carried.

5. Old Business - None

6. New Business - None

7. Preliminary Hearings - None

8. Public Hearings

a. Yellow Bear Farms LLC. – Lots 51-73 of Hidden Shores 1st Addition Parcel # 460114451033000070

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Chris Willoughby explains the public hearing was closed. Three votes are required to grant approval or denial. Since the public hearing in July, Attorney Anthony Novak has been retained. Chris summarizes the options for the BZA Board.

Anthony Novak of Newby, Lewis, Kaminski, & Jones LLP was retained on August 9, 2022 and is representing the petitioner. Anthony is going to present the Board with some concessions. There was an adjoining landowner who originally objected and has since retracted this objection and now supports the request. A meeting with the fire department was discussed. Anthony reads aloud five items the granting of the variance would be conditioned upon.

The Board, Chris Willoughby, Anthony Novak, and Builder Mike Schaap discussed various items including a fire suppression system, the driveway, review by building commission, follow up and enforcement of conditions, and the possibility of granting a variance in an amount less than the 6 foot request in the original variance.

Bob Lemay explains that the Building Commission may not have the expertise to inspect a fire suppression system. Anthony Novak responds that the petitioner can agree to a provision for a special inspection where the petitioner hires someone to inspect the system and pays for this inspection. The Board would like to know who would be certifying the system and what is the source of water. The Board would like more detail on the conditions provided by the petitioner.

Doug Wickstrom motions to continue the petition and allow the petitioner to present this in more detail. The Board would have more time to review the details. A new motion followed this motion.

Seth McCormick motioned, seconded by Meg Kanyer, to re-notice the public hearing, re-publicize the public hearing, and then re-open the public hearing. All in favor, the motion carried.

9. Adjournment: John Mengel motioned, seconded by Doug Wickstrom, to adjourn the meeting. All in favor, the motion carried. The meeting unanimously adjourned at 7:57 p.m.

Agenda Attached.

Minutes Approved by:

BZA Secretary Meg Collins

