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Planning and Zoning

**CALUMET COUNTY ZONING BOARD OF ADJUSTMENT**  
**March 28, 2024, Meeting Minutes**  
**THESE MINUTES HAVE BEEN APPROVED (5/30/24)**

**1. Call Meeting to Order**

Fischer called the meeting to order at 4:40 p.m.

**2. Meeting Announcement & Posting**

Giebel indicated that the public hearing was properly noticed within the Tri-County News for the weeks of March 11<sup>th</sup> & March 18<sup>th</sup>.

**3. Roll Call**

Giebel took roll call.

Board Members present: Deb Reinhart, Kevin Fischer, Dave Jannette, Gary Winkler were present at the public hearing and Jon Cousins attended the meeting virtually (Microsoft Teams).

Members absent: n/a

Planning Staff present: Brian Giebel, Code Administrator and Chris Meuer, Planning Director

**4. Pledge of Allegiance**

The Pledge of Allegiance was recited.

**5. Elections of Officers**

Giebel called for nominations for Chairman. One nomination was made. Jannette nominated Fischer for the position of Chairman. After a unanimous vote, Fischer was elected Chairman.

Giebel called for nominations for Vice Chairman. One nomination was made. Reinhart nominated Jannette for the position of Vice Chairman. After a unanimous vote, Jannette was elected Vice Chairman.

Giebel will continue on as recording secretary.

**6. Approve Agenda**



Motion by Jannette, second by Reinhart to approve the agenda as presented. Motion passed unanimously.

**7. Approve Minutes from the August 4, 2022, Public Hearing**

Motion by Winkler, second by Reinhart, to approve the minutes as written. Motion passed unanimously.

**8. Public Participation not related to Public Hearings (If honored by Chairman)**

None

**9. Communications not related to Public Hearings**

None

**10. Convene Meeting and go into Public Hearings**

Fischer informed everyone in attendance how the Board of Adjustment process worked and explained the three variance criteria that each applicant had to meet before the board could grant a variance.

Giebel read public hearing notice into record.

**a. Petition 1 – Scott Krebsbach**

Giebel read the staff memo into record.

Scott Krebsbach was present at the hearing and spoke in favor of the petition.

No one else was present at the meeting.

No other communications were received for or against the petition.

Giebel informed the Board members that he spoke with the Town Chairman earlier in the day about the variance petition. The Town Board was not in favor of correcting zoning violations with the after the fact variance process. Why should the applicant in this situation be treated any differently than anyone else? There should be an honest attempt by the landowner to buy land from the neighbor.

The Board went into deliberation before making their decisions.

**After-The-Fact Side Yard Setback Variance - Section 82-51(f) Zoning Ordinance**

- Motion made by Jannette, seconded by Reinhart, to deny the requested variance. Motion passed on a 4:1 vote with Cousins opposed.

**11. Close Public Hearing and Reconvene Meeting**

Fischer closed the public hearing and reconvened the meeting.

## **12. Reminder – Next Meeting Date**

Giebel indicated that no other petitions had been filed with our department yet.

## **13. Adjournment**

Motion made by Jannette, seconded by Winkler, at 5:38pm to adjourn the meeting. Motion passed unanimously.

Respectfully submitted,  
Brian Giebel, ZBA Secretary