

Town of Lodi

Special Plan Commission Meeting | September 14, 2021 | 5pm

Meeting Minutes

Members Present: Kris Krause, James Brooks, Greg Morris, Jack Pfister, Marc Hamilton

Attorney present: William Morgan

Ayres Associate present: Ben Peotter

Town Clerk Present: Kristi McMorris

Applicants Present: Kathy & Mark Cefalu

Call to Order: Kris Krause at 5:01PM; agenda was prepared and posted ahead of meeting

Agenda Item

1. Cefalu Variance Application

Applicants: 311 Sq ft of mitigation impervious surface

Ben Peotter: Variance Request is on building coverage. Current house is a Non-conforming building. Change orientation of house to make it conforming to setback requirements.

Jack: What is existing square footage of home?

2124 sq ft. Less than 20% limit. 101 sq ft mobile shed included in this. Neighbor expressed interest in shed.

Kris: going from smaller home to larger home. Larger than what is allowed on the lot. Coverage is greater than 20% that the county ordinance allows. Is there a hardship that has been demonstrated? Self-imposed hardship given house they want is bigger than what is allowed on the lot.

We have seen this on Demnyck and Summerville.

Pfister question, why do you want the extra 311sq ft?

Motion to accept the variance made by Brooks. Seconded by Morris.

Krause requested answer to question.

Cefalu: not able to have a basement therefore needs the space for storage.

Morgan: what is the impact on the neighborhood.

Pfister: Were neighbors notified.

Cefalu: we did. Dear friends on both sides.

Marc: Does this meet county requirements.

Answer, yes. Well below requirements.

Peotter: concrete driveway. Last 3ft need to be asphalt.

Cefalu: understood.

Further discussion: Brooks, I didn't know you couldn't have a basement. Motion is stronger for approval.

Cefalu: one thing I think you will see more of is that people have found this area. People are starting to realize this is a pretty great place to live. This will be more common.

Krause: We see it and we see larger homes go vertical that bring complaints from smaller homes. Poorly evaluated by Plan Commission. We face scrutiny for that. Why the extra 315 sq ft. I don't think we heard it. Understand the need for storage. Counter point is to get a different lot. Build to the confines of your lot.

Brooks: I like that they are coming into compliance with setback requirements; Morris agreed.

Cefalu: One other item is the existing slab is out of compliance. Taking it out and moving house back.

Bill: You understand variance criteria.

Vote:

4-1 motion carries.

Jack- nay

Adjorn: Motion Brooks/Pfister

5/0 vote