

TOWN OF MILAN ZONING BOARD OF APPEALS MEETING MINUTES – FINAL
WEDNESDAY, JUNE 27, 2012

MEMBERS PRESENT:

Rocco Mancini, Chairman
John Schneider
Phillip Zemke

MEMBERS ABSENT:

Stephanie Fitzpatrick
Martin Otter

Chairman Mancini opened the meeting at 7:00 p.m. There were no public hearings scheduled.

Applications:

1. **Young for Schmidt Area Variances:** Paul Fredericks, Realtor, was present on behalf of Marie Welch, L.S. to present this application to the Board. Mr. Fredericks said Elizabeth Young is Jeffrey Schmidt's sister and the administrator for his estate; Mr. Schmidt died two years ago. When the property was listed for sale, they found out there were some outbuildings that are located within the setback areas that were built without permits. They need to get the violations cleared up before she can sell the property, especially because it will be a difficult piece of property to sell. Mr. Fredericks said it is assessed at \$126,000 but it is one big rock. The owner did some excavating behind the 700 square foot cottage to put on an addition. Mr. Fredericks submitted some pictures of the property. He said all the out buildings are close to the property line, and the buildings are not in the greatest shape. Mr. Zemke said so this is a variance to allow these buildings to exist within the side yard setback area. Mr. Mancini said he thinks a site visit is in order to see if the buildings are worth saving. Mr. Zemke agreed and commented that the going by the photos, it doesn't look promising. Mr. Zemke went through the checklist to see if the application is complete. The letter from the Building Inspector will be submitted next week. Mr. Zemke asked what does the wood furnace heat and Mr. Fredericks said the owner used it to heat the garage. His hobby was working on cars. He said some people have said the garage needs a new roof. The Board agreed the application was complete and agreed to set the date for the public hearing and the site visit.

The Board agreed to set the date for the site visit for Saturday, July 7th at 8:30 a.m. Mr. Fredericks said that Ms. Young would not have a problem with the board visiting the property. The board agreed it would not be necessary to have Marie Welch attend the site visit. Mr. Fredericks added that Ms. Young's intent is to sell the property as is and she is not planning on fixing up these buildings.

TOWN OF MILAN ZBA MEETING MINUTES – FINAL – JUNE 27, 2012

Mr. Zemke motioned that the Zoning Board of Appeals set the public hearing for the Young/Schmidt area variance application for the July 27th meeting pending the Board receives the administrative decision prior to that date. Mr. Schneider seconded. All aye. Motion carried 3-0.

Administrative Items:

- **Approval of Minutes:** Mr. Schneider motioned to approve the minutes of May 23, 2012 as presented. Mr. Zemke seconded. All aye. Motion carried 3-0.

The next ZBA meeting will be held on Wednesday, July 25, 2012 at 7:00 p.m. at the Town Hall.

Respectfully submitted,

Karen Buechele, Clerk
Planning and Zoning

cc: Catherine Gill, Town Clerk
Town Board