

CITY OF FRANKLIN
BOARD OF ZONING AND BUILDING APPEALS
MINUTES
June 17, 2009

Approved
September 16, 2009

I. ROLL CALL

Chairman Norm Hintz called the Regular Meeting of the Board of Zoning and Building Appeals to order at 6:31 p.m. in the Lower Level Conference Room of Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Chairman Hintz and Members Knackert, Nickerson, Megna, and Lasky. Also present was Planner II Fuchs.

II. APPROVAL OF MINUTES

A. Minutes of Regular Meeting held May 20, 2009

Member Megna moved and Member Knackert seconded approval of the minutes of the regular meeting held May 20, 2009. Upon voice vote, all voted 'aye'. Motion carried.

III. HEARINGS (6:30 p.m. OR SOON THEREAFTER)

A. CASE NO. 2009-06
7128 South 37th Place

Brian T. Smith
7128 South 37th Place
Franklin, WI 53132

After certification of Notice, the public hearing was opened at 6:37 p.m. Dean Sokol, 2254 North 61st Street, Wauwatosa, was sworn in and presented the project, issues with the turning radius, and alternative garage locations. Brian T. Smith, Property Owner, was sworn in and gave testimony. Member Hintz noted that the existing structure would be removed.

No one else came forward in favor or opposition to the appeal. The hearing closed at 6:48 pm.

IV. The Board may enter in CLOSED SESSION pursuant to Section 19.85(1)(a), WI Statutes for deliberations.

Member Megna moved and Member Nickerson seconded to move the Board into closed session at 6:48 p.m., pursuant to Section 19.85(1) (a), WI Statutes for deliberations and then to reconvene into open session at the same place thereafter. Upon roll call vote, motion carried. Upon roll call in closed session, all members present at the beginning of the meeting were present.

V. RECONVENE INTO OPEN SESSION

Member Nickerson moved and Member Knackert seconded to reconvene the Board into Open Session. Upon voice vote, all voted 'aye'. Motion carried. Upon roll call in open session, all members present at the beginning of the meeting were present. The meeting entered open session at 6:56 p.m.

VI. ACTION OF APPEALS

A. CASE NO. 2009-06
7128 South 37th Place

Brian T. Smith

Member Lasky moved and Member Knackert seconded to approve a variance request for property located at 7128 South 37th Place, for a variance from Table 15-3.0207 of the Unified Development Ordinance to allow for the construction of a 25' x 48' (1,200 square feet) masonry detached garage with a 20 foot rear yard setback, opposed to the 30 foot rear yard setback as required by Table 15-3.0207 of the Unified Development Ordinance, accepting Findings as presented by the applicant as found in the staff report.

Upon voice vote, those voting to approve the variance request were Chairman Hintz, Members Knackert, Nickerson, Megna, and Lasky. Therefore, with a vote of '5 to 0', the variance request was granted.

VII. ANNOUNCEMENT: Next meeting July 15, 2009.

No action needed. None taken.

VIII. ADJOURNMENT

Member Megna moved and Member Nickerson seconded to adjourn the regular meeting of the Board of Zoning and Building Appeals at 6:58 p.m. Upon voice vote, all voted 'aye'. Motion carried.