

SPECIAL MEETING OF THE ZBA BOARD

Present at Meeting:

Cheryl Erickson, Chairperson
Scott Olson
Pat Farrell
James Dewar

Also Present: Tim Beadnell, Bob Olson, Jim Steen, Zoning Administrator, Bill McGhie, Teri Schuerlein, Dan Freebern,

Chairperson Cheryl Erickson called the meeting to order at 7:05 p.m.

Pledge

NEW BUSINESS:

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Tax Map # 122.-3-3
Ridin-Hy Ranch
64 Riding High Ranch Road

File 2018-05 AV

Requesting an Area Variance for a shoreline setback from **Zoning Code 6.10** to add a second story to a non-confirming first story to sit 55' 5" from the shoreline where 75' is required.

Tim Beadnell was present to speak about his proposed project. He thanked everyone for being here tonight on this snowy evening. He stated that his grandfather started the ranch in the 1940's which predated the APA or Zoning laws. It was partially one story, then partially two stories. That building burned in 1982 and it was rebuilt on the same footprint but was made two stories and eight rooms were added to the second story during that reconstruction.

On October 27, 2017 they lost that building to a fire and are now in the process of rebuilding. They want to go two stories on this rebuild and will be on the same footprint as well. The old bldg. was about 120' x 100' and new bldg. will be same dimensions. The only portion out of that main footprint will be the portico and vestibule (which will be 30' x 60' total) and is 125' from the lake which is in the conforming area. Within the 75' setback there is about +/- 1300 square feet and will be two stories. The reason to go up is to maintain the building silhouette from the lake. Because of the updated building codes currently in effect it causes them to take up more room for such things as staircases, hallways, elevators are necessary, ADA accessible facilities, etc. Cannot go to west because of the driveway and infrastructure. Cannot go back to the north because of a pool building. Cannot go to east because of another building is there. The older photos show vegetation cleared from 1940s building to the lake and this will maintain the same type of shielding from the lake since the 1940's. To the east of the shoreline there are oak trees there and vast majority of homes on the lake cannot see the building from their homes.

Tim Beadnell showed the Board members the larger map of the building and what was just previously discussed.

They are basically trying to maintain their business needs by staying in same footprint and not get closer to the lake or increase the impervious soil present.

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Pat Farrell asked if anyone looked into the impact of the new large window, how it will reflect into lake and what lighting will other neighbors see from the window.

Tim Beadnell said that area of the building is the dining room and will not be occupied at night, could always install draperies if needed.

James Dewar stated that he is not 100 percent familiar with the area but don't most people around the area use your facility.

Tim Beadnell said no, the usage of this place is inclusive to their guests only and their package includes three meals a day, accommodations and the activities at the ranch. They don't serve outside food to anyone.

Scott Olson told Tim Beadnell when he returns for the Public Hearing be prepared to speak specifically about storm water impacts based on the addition and if there will be any vegetative screening plans.

Chairperson Cheryl Erickson asked is the vegetation located there mature trees and are there any camps across from the ranch.

Tim Beadnell stated yes, his brother's home is directly across the lake and the trees located in that area are mature trees. He will do something to clarify what you will see from the lake.

Scott Olson stated that it should be directed towards what he is proposing to add onto the structure, will it be the same as before or does the structure create a need for additional placement of vegetation. Also need to address why the entire structure cannot be moved back twenty feet (20').

Being no further questions or comments Scot Olson made a motion to deem the application complete and set a Public Hearing for March 23, 2018 at 6:00 pm. Second by Pat Farrell. **ALL AYES.**

Pat Farrell made a motion to adjourn the meeting. Second by Scott Olson. **ALL AYES.**

Adjourn: 7:20 PM

Next Meeting Date: March 23, 2018

Respectfully Submitted,
Terri Katsch, Secretary