

**BOARD OF ADJUSTMENT MINUTES
JANUARY 26, 2017**

PRESENT: Helen McDonald-Rawson, William Gretzinger, Bernard Spink, Alan Kaltenberg, Roger Wetzel
Norm Wills (1st alternate)

STAFF: John Bluemke – Director of Planning & Zoning
Randy Thompson – Planning & Zoning Administrator
Lauren Ramirez – Office Administrator

ALSO PRESENT: Larry and Ardys Smith, James and Allison Seaton, James and Shirley Schommer, Robert Collins, Roberta Arnold, Gary Epping – Guppy Getaway, Attorney Dean Richards – Reinhart Boerner Van Deuren, S.C., Paula Thompson – Verbatim Reporting, Limited

3:00 PM

1. Chair McDonald-Rawson called the meeting to order
2. Roll Call was taken and a quorum declared present
3. Appeal by Town of Lodi Property Owners regarding zoning permit for Guppy Getaway LLC

Chair McDonald-Rawson stated that any comments made would become part of the record of this appeal which record is being prepared by a court reporter and asked speakers to identify themselves by name and address and speak clearly so the Reporter can accurately document their comments.

Chair McDonald-Rawson declares public hearing open.

Chair McDonald-Rawson closes public hearing. (No comments were made during the public hearing)

Mr. Bluemke presented County Staff Report on the appeal.

Attorney Richards presented the Appellants position on the appeal.

All Appellants expressed concerns about the impact of the building allowed by the permit would have on their properties and the community and thought the permit should not have been issued.

Motion by Mr. Wetzel, seconded by Mr. Gretzinger to affirm the Department's decision to issue a zoning permit for a single family residence located on tax parcel 11022-232.E in the Town of Lodi based on the following Findings of Fact and Conclusions of Law:

Findings of Fact:

1. Guppy Getaway LLC is the owner of Tax parcel 11022-232.E in the Town of Lodi which parcel is zoned R-1 Single Family Residence.
2. Gary Epping, Managing Member of Guppy Getaway LLC, applied for a Zoning Permit for a single family dwelling with the intended single family use on October 21, 2016.
3. The Planning and Zoning Department approved a Zoning Permit for a single family dwelling with the intended single family use on October 24, 2016.

Conclusions of Law:

1. Title 16 Chapter 100 of the Columbia County Code of Ordinances was applicable at the time the Mr. Epping applied for a Zoning Permit.
2. Per the Zoning Permit, a portion of the structure is used exclusively for human habitation; therefore, meeting the definition of a dwelling in Section 16-160-020 Definitions of the Columbia County Zoning Code.
3. The structure in the Zoning Permit is a dwelling unit which is defined as “A room or rooms in a dwelling that are used as living quarters for one family and contains legal cooking and sanitary facilities reserved for the use by occupants of the room or rooms.” in Section 16-160-020 Definitions of the Columbia County Zoning Code.
4. The Zoning Permit is for a dwelling unit designed for a family, located on one lot, and not attached to another dwelling unit which meets the classification of a single family use in Section 16-155-030 A. 1. of the Columbia County Zoning Code.
5. The Zoning Permit is for a single family dwelling meeting the standards of Section 16-125-100 A. of the Columbia County Zoning Code.

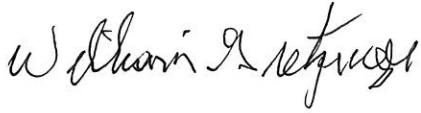
**Mr. Spink – aye, Chair McDonald-Rawson – aye, Mr. Gretzinger - aye,
Mr. Kaltenberg - no, Mr. Wetzel – aye.
Motion carried, but not unanimously.**

4. Adjourn

**Motion by Chair McDonald-Rawson to adjourn meeting.
Seconded by Mr. Spink.
Motion carried unanimously.**

Meeting adjourned at 4:30 pm.

Respectfully submitted,



William Gretzinger, Secretary
Board of Adjustment



Recording Secretary
Lauren Ramirez, Office Administrator

cc: Board of Adjustment Members
County Clerk
Vern Gove, County Board Chair
Mary Cupery, County Board Vice Chair

