



Village of River Hills
7650 N Pheasant Ln
River Hills, WI 53217

Village Hall: 352-8213
Public Works: 352-0080
Police: 247-2302

BOARD OF APPEALS MINUTES

Thursday, June 11, 2020 @ 4:00 pm

This meeting was a virtual meeting through GoToMeeting – Meeting code 538-001-373

1. Roll Call: was answered at 4 p.m. by Chairman Steven Spector, Billie Smith, Don Daugherty, Rosalie Gellman, Chris Beidel, and Kieran Donohue. Also present: Village Manager Tammy LaBorde, Deputy Clerk Stephanie Waala and Building Inspector Tod Doebler.

2. Approval of minutes for May 5, 2020.

Motion by Daugherty and seconded by Gellman to approve as submitted; motion carried unanimously.

3. Action on Appeal of Randy Knafllic, 7815 N River Rd regarding the Building Inspector's denial of a building permit application for installation of a chicken coop that would have a side yard setback of 38.5 feet. This is a violation of the Village of River Hills Ordinance Section 7.030 where the minimum side yard setback is 75 feet.

Homeowner Randy Knafllic presented his situation interpretation of the ordinance and the reasoning behind the current proposed location of the chicken coop.

Board member Smith asked about the detached garage being 31 feet from the lot line and the coop is proposed at 38-1/2 feet from the lot line. Deputy Clerk Waala responded that the garage was grandfathered in as it was built in 1998 before the change to the ordinance in 1995.

Chairman Spector asked if the shed/coop was on the original drawings submitted. Mr. Kudlata stated that it was. Spector asked how long Mr. Kudlata has been in business and he stated 45 years.

Board member Daugherty asked when Mr. Knafllic received approval for the chicken coop. Mr. Kudlata stated that he thought it was approved once he submitted the information requested about the aesthetics and that there was also a precedent with the garage already there. Daugherty asked if it was told to Mr. Kudlata that the chicken coop was approved. Mr. Kudlata stated that no it had not been told to him.

Board member Beidel read the items approved on July 15, 2019 and then at a later meeting, and that it stated in the minutes that landscaping and the chicken coop were to be brought back to the Building Board. No permit was granted.

Neighbor Andy Kimmel stated that he had no objection to the chickens and no concerns with any noise and was in favor of the chicken coop.

Motion by Smith and seconded by Beidel to grant the variance of 38.5 feet for the side yard setback of the chicken coop provided that additional screen of up to two small non leave shedding trees be installed on the east side of the property.

4. Action on Appeal of Randy Knaflic, 7815 N River Rd regarding the Building Board's approval of the color scheme for a chicken coop.

Motion by Beidel and seconded by Daugherty to approve the blue color choice for the chicken coop; motion carried unanimously.

5. Action on Appeal of Michael Roginskiy, 8685 N Dean Cir regarding the Building Inspector's denial of a building permit application for installation of an in-ground pool that would have a side yard setback of 43 feet. This is a violation of the Village of River Hills Ordinance Section 7.030 where the minimum side yard setback is 75 feet.

Homeowner Michael Roginiskiy was present for this item

Mr. Roginskiy stated that the pool location is encroaching on several large mature trees that he would have to cut down and does not want to. He had received a verbal quote of \$4,000 to \$5,000 per tree.

Board member Smith questions why the pool cannot be relocated within the setbacks to the west so that the trees would not need to be cut down. Mr Roginskiy explained that the area to the west is within the wetland area and cannot be built upon. Deputy Clerk Waala provided additional documents showing the floodplain areas on the property in reference to the proposed locations.

Chairman Spector noted that there has to be some hardship to grant a variance. Mr. Roginskiy needs to pay for the fee and provide additional information on this item. The Board will then set another meeting date.

Motion by Daugherty and seconded by Smith to table this item; motion carried unanimously.

6. Adjourn

Motion by Daugherty and seconded by Spector to adjourn at 5:20 p.m.

Created by Stephanie Waala, Deputy Clerk, on June 17, 2020.