

Colden Zoning Board Meeting

February 16, 2023

Zoning Board Shawn Webster (Chairman), Mark Bus, Andrew Geist,
Members Present: Bernie Horschel, and Alex Keogan

Also Present: John Kotlarsz (Bldg. Insp/Code - Enf. Officer), Tom Dziulko (Fire Inspector/Asst Code – Enf. Officer), Ms. Michaela Martin (Applicant), and approximately fourteen Residents

Chairman Shawn Webster called the February 16, 2023 Zoning Board Meeting to order at 7:00 PM in the courtroom at the Colden Town Hall.

I. Roll Call of members

II. Previous Minutes

Mark made a motion to approve the April 21, 2022 minutes and Alex seconded. All were in favor.

III. Ms. Michaela Martin

The Zoning Board Members reviewed the requested documents that were submitted to the Town of Colden by Ms. Michaela Martin. Shawn turned the meeting over to Ms. Martin and asked her to give an explanation for the requested variance. Ms. Martin gave a brief explanation for the request of her variance. Ms. Martin requested a variance from the Town of Colden due to the building on her property being close to the property line. She also has a horse that resides on her property and doesn't meet the four acre minimum. Ms. Martin also discussed that she has a temporary miniature horse staying with her probably until Fall.

Shawn asked if any of the Zoning Board Members had any comments or questions:

Bernie asked why a building permit wasn't obtained before the structure was built. Bernie explained that the Code Enforcement Officers would have explained the limitations due to property lines and minimum acreage for horses. Ms. Martin responded that she thought if the structure was on skids, a building could be placed anywhere on the property. Ms. Martin received verbal permission to build close to the property line from a previous neighbor because her property is wooded and that was the only flat spot for a building. Alex read the Zoning Code 108.36 section 12 for the record and 108.12 permitted use, number four regarding acreage.

The meeting was open for public comments:

There were a number of supporting letters submitted from surrounding neighbors and the neighbors also spoke highly of Ms. Martin in person. A concerned neighbor asked for her comment to be on record, regarding property next to her home with multiple steer. Ms. Jessica Neischel stated that the manure runs into her driveway and it's unpleasant to live next to due to the smell and noise. The Code Enforcement Officers stated that they're working with the property owners and steer will be relocated to another property. Shawn stated the steer topic is unrelated to Ms. Martin's variance and property.

The public hearing was closed for comments.

Bernie motioned to approve the variance and Andrew seconded. All were in favor.

Mark motioned to adjourn the meeting at 7:25 PM, and Alex seconded. All were in favor.

Submitted by: Crystal Barrett