

**Minutes of the Meeting of the Building Inspection Ad-Hoc Committee
Held On Wednesday, October 19, 2016 Pursuant to Notice Duly Given**

1. Meeting called to order at 5:30 p.m. by Chairperson Schreiber
2. Roll Call: Sheri Groll, John Wittkopf, Bernie Faith, John Reed, Bill Carriveau, Pete O'Connor, Al Schreiber, Kathy Olson, Connie Bickel, Ken Hayes, Mike Pecor, Jeremy Wusterbarth, Sara Perrizo (also as recording secretary)
Absent: Jean Feldt
3. Approval of Agenda
Moved by Wusterbarth, seconded by Pecor to approve the agenda as presented. M/C
4. Correspondence/Public Appearances
5. Discussion/Possible Recommendation on:
 - a. Setbacks in Residential Districts
Wusterbarth explained that the front setback or setback on any road should remain at 25 feet for the plowing of snow as well as for any other work that may need to be done. Pecor asked if this is the setback for homes or accessory buildings. Wusterbarth stated that it would be for both.

O'Connor noted that the current ordinance for corner lots is very difficult to interpret and agreed with Wusterbarth that the setback should be 25 feet from any street. Wusterbarth clarified that the setback is from the right-of-way/property line.

Perrizo recommended that the ordinance also be changed to allow for any improvements on lots where the setbacks are not met and which increase the distance of the setback, even if the new setback distance is less than the ordinance requires.

Olson asked if the 25 foot setback from the street will restrict some lots from creating more tax revenue. Wusterbarth stated that we don't want people's front doors to open right onto the street.

Bickel asked what happens if a home burns and the owner wishes to rebuild, but can't meet the setback requirements. J. Reed explained that they have up to one year to rebuild on the same footprint as long as the property is not in a floodway.

O'Connor noted that 25 feet is not a long way – it is less than the length of the Council chambers. J. Reed stated that we need consistency. If a person loses control in the car, a narrow setback can be a safety issue.

O'Connor researched other municipalities and also fire spread calculations and recommends that side setbacks be set at 10 feet on each side and rear yard setbacks be set at 15 feet. Accessory buildings are covered in a separate ordinance and can only cover up to 30% of the lot and can be 3 feet off of a lot line. Wusterbarth asked if alleyways would be treated as streets and require a 25 foot setback. The consensus of the committee was that alleyways would be treated as yards.

Moved by Perrizo, seconded by Carriveau to set the setbacks in residential districts for side yards to 10 feet on each side, rear yards to 15 feet (including from alleyways) and 25 feet for any yard that faces a public street.

Motion carried upon verbal voice vote.

12 ayes, 1 nay (Pecor)

Moved by Perrizo, seconded by Pecor to allow the owner of any legal nonconforming structure in existence where the setbacks are less than the required distance and where the property owner wishes to improve the property and increase the setback distance to less than the distance required by ordinance to do so..

Motion carried upon verbal voice vote.

13 ayes

6. Adjourn

Moved by Faith, seconded by Groll to adjourn.

Motion carried upon verbal voice vote.

13 ayes

Meeting adjourned at 6:10 p.m.

Respectfully Submitted:
Sara J. Perrizo, CPA
Administrator