

Middlefield Zoning Board of Appeals

June 22, 2021

Minutes

(Not approved at time of filing)

1. Regular Meeting called to order by Dave Glueck
2. Roll Call: Present were Dave Glueck-regular, Peter Neidhardt-regular, Charles Augur-regular, and Michael Skelps-alternate Michael Skelps was seated as regular. Mike Janis arrived shortly after meeting started.
3. Amendments to the agenda.
4. Approval of Agenda

Motion to approve the agenda as published was made by Dave Glueck, seconded by Charles Augur and approved by all.

5. Approval of Minutes

Motion to approve the minutes for May 25, 2021 as published was made by Dave Glueck, seconded by Peter Neidhardt and approved by all.

Peter Neidhardt read the legal notice to open the Public Hearing into the record.

Motion to re-open the Public Hearing on 32 Seminole Rd was made by Dave Glueck, seconded by Charles Augur, and approved by all.

Isabela Bukowski or her contractor was not present.

Motion to continue the Public Hearing on 32 Seminole Rd was made by Charles Augur, seconded by Mike Skelps, and approved by all.

Motion to open the Public Hearing on 57 Louis Rd was made by Charles Augur, seconded by Peter Neidhardt, and approved by all.

Mike Heiligmann was present to present his application. Topography of the property is the most important hardship. The leach field will need to be moved to install a pool and he wanted to have to move the least amount possible. He has hired a licensed septic contractor to redesign his system and they are in contact with our Health Department. Because of the proposed location esthetics should not be an issue since it will not be seen by neighbors. If anything, the edge of the actual pool might be in the setback. The patio and fence which are permitted in setbacks will be. He has also talked with the ZEO (Jerry). All board members agreed the location was the least amount of sloping on the property and the best location.

Discrepancy for the zone was discussed. It was determined the zone is MD. Once the Zone was determined the discussion continued.

For the record there was no public present to speak for or against the application

Motion to close the Public Hearing on 57 Louis Rd. was made by Charles Augur, seconded by Mike Janis and approved by all.

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6. Deliberations: 32 Seminole Rd. No Deliberations Public Hearing will be continued.

7. Deliberations 57 Louis Rd

Michael Skelps was “on the fence” with his decision but did say if they moved the pool to another location with topography as a problem, a septic failure would be very problematic. A short discussion continued. Dave Glueck felt since it was a pool it would not need a height restriction. Wording for the motions was discussed.

Motion to approve a from section 4.4 of the Middlefield Zoning Regulations to permit an 8 ft side yard variance form the north side of the 57 Louis Rd property, consistent with the application presented subject to the following conditions:

1. **Width not to exceed 25 Ft**
2. **Height not to exceed 6 ft.**

Motion was made by Dave Glueck, seconded by Charles Augur and approved by all.

8. New Business none

9. Chairmen’s Report: nothing to report

10. Miscellaneous: They board will ask for a new zoning map with brighter more delineated colors

11. Adjournment:

Motion to adjourn at 8:05 was made by Charles Augur, seconded by Mike Janis and approved by all.