

MINUTES OF THE
OAK CREEK BOARD OF ZONING APPEALS
Monday, November 26, 2018

1. **ROLL CALL**

The regular hearing of the Oak Creek Board of Zoning Appeals was held in the Lake Vista Room at the Oak Creek City Hall on Monday, November 26, 2018. The meeting was called to order by Chairman Gregorek at 7:00 p.m.

On roll call the following Board members were present: Larry Bodette, Melissa Hakes, Dan Jakubczyk, Stacey Henne, Richard Yerkey and Randy Gregorek.

Also present was Peter Wagner, Zoning Administrator and Karolyn S. Lipp, Board Secretary.

2. **GLEN McCOY & CHRISTINE SMITH, Case #18-0005.**

A motion was made to accept the minutes of Glen McCoy & Christine Smith, Case #18-0005.

Motion made by Jakubczyk; seconded by Yerkey.

On roll call the vote was as follows: Bodette, aye; Hakes, aye; Jakubczyk, aye; Henne, aye; Yerkey, aye; Gregorek, aye.

3. **OAK CREEK RAWSON INDUSTRIAL, LLC, C/O HSA COMMERCIAL REAL ESTATE & HSA ACQUISITIONS, INC., Case #18-0006.**

Oak Creek Rawson Industrial, LLC, c/o HSA Commercial Real Estate & HSA Acquisitions, Inc. is requesting a variance of Oak Creek Municipal Code, Section 17.0403(e), which states:

Location of parking spaces is to be on the same lot as the principal use except as provided in Section 17.0404 of this Chapter. All parking shall be set back from street rights-of-way located in the Manufacturing District to be 30 feet.

In addition:

A variance of Oak Creek Municipal Code, Section 17.1009(a)(21), which states:

All new buildings, additions and uses shall make appropriate use of open spaces. A minimum of 30% of the site shall be set aside as open space. This required open space shall be designed as an integral part of the site, and may not include those areas required for parking, loading, or other impervious surfaces. This requirement does not apply to the redevelopment of sites, including, but not limited to, the construction of a new building, additional building, building addition or expanded parking lot, which do not meet this minimum requirement at the time of the adoption of this ordinance. In those cases, the minimum amount of open space may not be reduced beyond that which exists on the property at the time of the adoption of this ordinance.

Adjournment was at 8:45 p.m.

Motion made by Henne; seconded by Bodette. On roll call all voted aye.