

GLA Project Review Committee Meeting Minutes Wednesday Nov. 1, 2023

Committee members present: John Carp (Chair), Alicia Roskind, Jaylyn Jensen.

Committee members absent: none

Landowners' phone-in: Scott Stomierski

Meeting called to order by John at 7:02 pm.

1. NG50A LTS Architecture Setback Variance Application

- Both neighbors have reviewed and approved the set back.
- Mark Seaver had brought up the importance of not just granting variances at the last Board meeting.
- John had some follow-up questions for the architect. The architect said they cannot build to the North due to the rocky terrain to the North.

Scott joined the meeting. Alicia made a motion to approve Scott onto PRC, upon voted Board approval. Jaylyn seconded. All in favor. **Motion passes**

- Jaylyn says that the road that is to the right of it is ridiculously steep, so they cannot come any closer to that ledge without violating Covenants due to terrain issues. In the Covenants, it states you are not supposed to build on the ridge.
- John recommends the OnX Hunt app to the committee because it lists all the owners and boundaries to help with project approval.
- It appears that would meet the extenuating circumstances and need.

Jaylyn made a motion to recommend a variance to 50A NG for approval. Alicia seconded. All in favor. *Scott votes yes upon Board approval of his position. **Motion passes**

2. Ng 47 Wheeler Cargo Containers Variance Review

- John Carp had about a half-hour meeting with surrounding neighbors.
- Scott said that he was told by the President, at the time, Hendrik Gelderloos that he could bring the containers in for construction.
- During the meeting with the neighbors Scott Wheeler gave 4 options to mitigate the eyesore:
 1. Privacy fence.
 2. Siding and roof.
 3. Build and outbuilding in their place.
 4. Move them about 100 yards north on his property.
- Of all these suggestions the neighbors only liked point #4, move them about 100 yards on the property to where there are more trees and depression in the area. The neighbors were sympathetic to his situation.

- Scott Wheeler mentioned two other properties that had shipping containers on them, saying that, if they have them, why can't he have them? That is his second reason for having the containers.
- Scott S says that Hendrik should not have the authority to approve without Board approval. Scott says that if Scott Wheeler had versed himself in the Covenants, Bylaws and Standards. Scott S. cited Standards 1.1 it is stated that the storage sheds shall be put in front of the Board for approval.
- Jaylyn feels that it is a true miscommunication and a mistake on Hendrik's part and we need to work with Scott Wheeler to find a solution. "Was the owner of this mobile home above in the picture, at this meeting? If you move these
- John said the owner of the mobile home, Tim, was at the meeting and agreed to this solution. John said that everyone at the meeting was happy with the solution to move them to the North.
- There are **three projects** he'd like to do using the containers:
 - Take the thousands of buckets from out of the shelter to place in two of the containers for that work.
 - Build a house
 - Build a storage building
- Alicia suggests we give him one storage unit, with a 12-18 months' time limit and moving it 100 yards to the North and a sign stating that a variance had been granted for the cargo container for the time period.
- Standish has said that he can move them or would possibly buy them. So, Scott Wheeler has an option.
- Jaylyn, would we recommend a motion that we move 1 to the North with a 12 month limit?
- Scott Wheeler said they still have a storage container at the Rendleman's that is still there over the years.

Alicia motions to present to the Board for approval allowing a variance for 1 storage unit with a 12 month limit and moving them 100 yards to the North. Jaylyn seconded. All in favor. Scott cannot vote until confirmed by the Board.

Motion passes

3. NG 57B Andrew Billings

- Andrew purchased this property recently. He had requested an approval for remodeling back in August, but this was before he had closed the sale. He was told he had to wait until he owned it.
- Since the closing was delayed, he has decided not to do any work on the property until spring. So his application will be on hold then.
- No need to do anything at this time.

NG 30E Villeneuve

- There are two structures in question, but only one is in need of a variance. Paul Ranttalo was the owner at the time, and he built both structures. One structure in question, a shop building with a second story apartment, had a setback were 24.5 ft instead of 25 ft. Eventually the Board approved this variance.
- What is in question now is a long garage unit. This building was built on a neighbor's property line with no setback. Ranttalo was found to be out of compliance in 2018 and meanwhile he sold the property to Michael Villeneuve in 2021. Villeneuve was aware of the infraction but had nothing to do with the situation, however, the infractions go with the property, so he is out of compliance and asking for a variance to come into compliance.
- The committee will get more information on the background of this situation and bring it to the Board.
- John suggests we recommend the current owner reach back out to this owner of the neighboring property to adjust the boundary line.
- Alicia suggests we get better pictures of the garage and topography and suggest they reach out to the neighbor to do a land trade or purchase to adjust the boundary line.
- John said he will reach out to the owner with these suggestions. John also wants to get more background information from Charlene Murphy. Alicia will reach out to Andrea for further information that she may know.

Meeting adjourned at 8:52pm.
Alicia Roskind