

Zoning Board of Appeals
Thursday December 4th, 2025

Members present: *Zachary Johnston, Scott Divine, Darryl Ince,
Members absent: Robert Peterson, Robert Swank.
Others present: Jim Dillin, Cora Dillin, Dave Kerr.

Meeting called to order by Chairman Zachary Johnston.

Public Comments:

Cora and Jim Dillin were in attendance. Cora Dillin stated their request for a variance is to raze the existing cabin and to build a new cabin closer than 75' to the Ordinary High-Water Mark (OHWM). The average setback between neighboring properties is 56 feet from the OHWM and their existing cabin is located at 46' from the OHWM. Cora Dillin stated she would like to construct the new cabin 46' from the OHWM, same as the existing cabin.

To consider and possibly act to approve agenda. **Motion by Darryl Ince to approve the agenda. Second by Scott Divine. All in Favor. Carried.**

To consider and possibly act to approve the September 4th, 2025, meeting minutes. **Motion by Darryl Ince to approve the September 4th, 2025, meeting minutes. Second by Scott Divine. All in Favor. Carried.**

Variance Application #163 Cora Dillin, 208 Peterson Trail, Balsam Lake: Request for a variance to the setback, 300-07, Waterfront Development, G. Height, Area and Setback. The request for a variance is to tear down existing cabin and construct a new home with an attached garage.

Darryl Ince inquired to the applicant if they had building plans. It was noted by the applicant that the Zoning and Building Administrator stated that they could submit concept plans that outlined where the structure would be built. Darryl Ince stated he would like in the record that applications reviewed by the Zoning Board of Appeals should be comprised with actual project plans and not concept plans.

It was noted that on the survey map, the walking trail on the Erickson property was identified and moving the structure closer to the road would not impede project concept.

It was noted that water/sewer service line connection and E-one pump tank would not be considered a hardship. Why they can be identified as a man made hardship, they can be moved at the cost of the property owner.

It was noted that the general topography of the lot could be considered a hardship as it has a steep hill and a low ponding wooded area bordering the neighboring Hamilton property.

Dave Kerr was in attendance. He stated he is not opposed to the project and spoke in support of the project.

Darryl Ince stated the average setback between the neighboring properties is at 56' from the OHWM. Darryl Ince inquired to the applicant if their project would work if the Zoning Board of Appeals approved a 50' setback from the OHWM. The applicant stated they do not want a

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50' setback, they request a 46' setback to the OHWM. **Motion by Darryl Ince to table variance application #163, Cora Dillin, 208 Peterson trail for 6 months from the original meeting date, to allow for the application to develop project plans for the Zoning Board of Appeals review and to see if a 50' setback to the OHWM would work for their project and if no information is received within 6 months of the date of this meeting, the variance application would be denied. Second by Scott Divine. All in Favor. Carried.**

Motion by Darryl Ince to adjourn. Second by Scott Divine. All in Favor. Carried. 5:49p.m.

Amy Wilson, Village Clerk-Treasurer