

VILLAGE OF ROSCOE ZONING BOARD OF APPEALS
MEETING MINUTES
January 20, 2016

1. **Call to Order** - The meeting was called to order at 5:30 P.M. by Chairman Durstock.
2. **Roll Call** – Present: Chairman Jay Durstock, Kathy Erickson, Jennifer Deuth-Fritts, Lori Hanke, Michael Prosser, George Wagaman. Absent: Mike Lunde.
3. **Approval of Minutes** - Chairman Durstock entertained a motion to approve the minutes from December 16, 2015 meeting of the Zoning Board of Appeals. Prosser moved to approve, seconded by Hanke. Roll call vote as follows:
 - Voting Aye: Chairman Durstock, Erickson, Deuth-Fritts, Hanke, Prosser, Wagaman
 - Voting nay: None
 - Absent: Lunde
 - Abstain: None
 - Motion passed: 6-0-1

Zoning Administrator Scott Sanders apologized for the minutes not being sent out with the Board's packets. Then he explained what would be included in the mailed packets. Mr. Sanders also explained the photos in Item #3 were representative of the existing Duplex Units that are being proposed and Fourplex Units that are already in existence within Shepherd Hills subdivision **Attachment 1, Application No. 16-002, 2 pages**).

4. **ZBA 16-001: Design Review for a three (3) new wall mounted signs on existing building, Roscoe Masonic Lodge No. 7 and Mary's Shear Artistry, located at 10534 Main Street, PIN 04-33-332-008. Roscoe Masonic Lodge No. 7: owner.** Frank McReynolds, Past Master of Roscoe Masonic Lodge was present to represent the Design Review. The Masonic Lodge wants to attach three signs (**Attachment 2, 3 pages**) on the north side of the building towards the front so they and Mary's Shear Artistry can get their names out and have better exposure to the public. They already have two signs (**Attachment 3**) at each end of the Village. The signs will be made by Interstate Graphics on heavy plastic. Mr. Sanders has attached an overview of the Design Review with recommendations (**Attachment 4, Application No. ZBA 16-001**) Chairman Durstock entertained a motion to approve. Prosser made a motion to approve; seconded by Deuth-Fritts. Roll call vote as follows:
 - Voting Aye: Chairman Durstock, Erickson, Deuth-Fritts, Hanke, Prosser, Wagaman
 - Voting nay: None
 - Absent: Lunde
 - Abstain: None
 - Motion passed: 6-0-1

5. **ZBA 16-002: Design Review for construction of eight (8) new 2-family residential units within the Sheppard Hills Subdivision (Plat 10) located at 9490, 9464, 9436, 9412, 9388, 9358, 9334, & 9306 Romeldale Lane. PIN 08-09-206-001, 08-09-206-002, 08-09-206-003, 08-09-206-004, 08-09-206-005, 08-09-206-006, 08-09-206-007, 08-09-206-008. Petry Trust No. 1989: owner.** Josh Petry was present to represent the Design Review. Mr. Petry stated the lots were zoned RM and Byard Home Builders will be building duplexes on those lots. There will be landscaping in front and yards will be sodded. All duplexes will be on cement slabs – no basements. Anti-monotony does not

apply to RM and curbs and gutters are already in existence. Mr. Sanders stated he received verbal confirmation from Village Engineer, Zac Gill who has reviewed the plans and they do conform to the previously submitted Storm Water Management Report. **(Attachment 5, Staff's report and recommendation, Application No. ZBA 16-002)**. Chairman Durstock entertained a motion to approve. Wagaman made a motion to approve; seconded by Prosser. Roll call vote as follows:

Voting Aye: Chairman Durstock, Erickson, Deuth-Fritts, Prosser, Wagaman

Voting nay: Hanke

Absent: Lunde

Abstain: None

Motion passed: 5-1-1

Mr. Sanders stated for the record Village Engineer, Zac Gill has assessed Petry's Trust with a \$25,000.00 road bond.

6. Old Business:

- Mr. Sanders brought the ZBA Board up-to-date on the Fiesta Cancun property expansion. ZBA Board recommended approval. The COTW sent motion to the Board for approval with no recommendation. At Village Board level in October, motion to lay over failed and no subsequent motion was made, so no further action was taken because of a non-conforming accessory structure that was butted up to the building. Fiesta Cancun did not attend the Board meeting as they were informed that this would be layed over; however, the lay over did fail. Fiesta Cancun will now remove the shed and Mr. Sanders feels there is no need for it to come back to ZBA for design review. It can go directly to the Village Board.
- Chairman Durstock stated IT, Mike will be putting together some packages for 2017 budget to purchase laptops or I-pads so ZBA members can go paperless.
- Mr. Sanders is working on a format for each applicant/item that is on the agenda. The first four pages will be consistent starting with the Executive Summary on the front followed by the applicant's Application, aerial photography and zoning map; then all other exhibits applicable to the application will follow. Mr. Sanders stated he will attend all Village Board meetings to answer any questions they may have regarding how and/or why the ZBA made their recommendations.

7. New Business:

None

8. Adjournment: Chairman Durstock entertained a motion to adjourn the meeting at 6:50 PM. Hanke made a motion; seconded by Wagaman. Roll Call Vote as follows:

Voting Aye: Chairman Durstock, Erickson, Deuth-Fritts, Hanke, Prosser, Wagaman

Voting nay: None

Absent: Lunde

Abstain: None

Motion passed: 6-0-1

Christina K. Marks, Village Clerk

Approved: _____