

VILLAGE OF ROSCOE ZONING BOARD OF APPEALS  
MEETING MINUTES  
March 16, 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, Michael Prosser, George Wagaman. Absent: Lori Hanke, Mike Lunde.
3. **Approval of Minutes** - Chairman Durstock entertained a motion to approve the minutes from February 17, 2016 meeting of the Zoning Board of Appeals. Prosser moved to approve, seconded by Wagaman. Roll call vote as follows:  
Voting Aye: Chairman Durstock, Erickson, Deuth-Fritts, Prosser, Wagaman  
Voting nay: None  
Absent: Hanke, Lunde  
Abstain: None  
Motion passed: 5-0-2
4. **ZBA 16-003: A Public Hearing on a Special Use Permit application for the operation of a Recreation Vehicles Sales business in an IL Light Industrial Zoning District by the owner of the property at 11951 Main Street, PIN 04-28-326-015. David Jack: Applicant.** David Jack was present and sworn in to represent LP Motorsport. This was put back on the agenda from February 17, 2016 because the public hearing was not published. Mr. Jack stated nothing had changed. Public Hearing opened at 5:32 PM. Mr. Jack stated they have outgrown their present facility and are moving to Roscoe. They will need a special use permit to sell recreational vehicles in the IL district. There was no one present to speak to this issue. Public Hearing closed at 5:34 PM. Chairman Durstock entertained a motion to approve the Finding of Facts and Special Use Permit. Erickson made a motion to approve; seconded by Prosser. Roll call vote as follows:  
Voting Aye: Chairman Durstock, Erickson, Deuth-Fritts, Prosser, Wagaman  
Voting nay: None  
Absent: Hanke, Lunde  
Abstain: None  
Motion passed: 5-0-2
5. **ZBA 16-012: Design Review for two-story, 30,913 sf building addition. Beloit Health System – Northpointe Wellness, located at 5605 E. Rockton Road, PIN 04-21-200-005. Beloit Health Systems: Applicant.** Tom McCauley was present and sworn in to represent Beloit Health Systems. Mr. McCauley explained what was entailed with the new addition. See Application No. ZBA 16-012 (**Attachment 1, 8 pages**). Staff recommends approval. Chairman Durstock entertained a motion to approve. Prosser made a motion to approve; seconded by Wagaman. Roll call vote as follows:  
Voting Aye: Chairman Durstock, Erickson, Deuth-Fritts, Prosser, Wagaman  
Voting nay: None  
Absent: Hanke, Lunde  
Abstain: None  
Motion passed: 5-0-2

6. **ZBA 16-013: Design Review for multiple signs at existing Gas Station/Convenience Store, 'Fas Mart/Fas Fuel' (formerly Road Ranger), located at 9095 N 2<sup>nd</sup> Street, PIN 08-09-176-014. Doyle General Sign Contractors: Applicant.** John Street, Doyle Signs, Inc. was present and sworn in to represent Fas Mart/Fas Fuel. He will be changing out the Road Ranger sign for Fas Mart/Fas Fuel. See Application No. ZBA 16-013 (**Attachment 2, 5 pages**). Zoning Administrator Sanders stated the existing sign does exceed the total allowable sq. ft., but they are re-facing an existing pylon sign. Staff recommends approval. 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, Prosser, Wagaman  
Voting nay: None  
Absent: Hanke, Lunde  
Abstain: None  
Motion passed: 5-0-2
7. **ZBA 16-017: Design Review for multiple signs at existing Gas Station/Convenience Store, 'Fas Mart/Fas Fuel' (formerly Road Ranger), located at 11607 Main Street, PIN 04-28-377-005. Doyle General Sign Contractors: Applicant.** John Street, Doyle Signs, Inc. was present and already sworn in to represent Fas Mart/Fas Fuel. He will be changing out the Road Ranger sign for Fas Mart/Fas Fuel. This site is nearly identical to the N 2<sup>nd</sup> Street station, except it has no diesel canopy. See Application No. ZBA 16-017 (**Attachment 3, 4 pages**). Zoning Administrator Sanders stated the existing sign does exceed the total allowable sq. ft., but they are re-facing an existing pylon sign. Staff recommends approval. Chairman Durstock entertained a motion to approve. Prosser made a motion to approve; seconded by Wagaman. Roll call vote as follows:
- Voting Aye: Chairman Durstock, Erickson, Deuth-Fritts, Prosser, Wagaman  
Voting nay: None  
Absent: Hanke, Lunde  
Abstain: None  
Motion passed: 5-0-2
8. **ZBA 16-014: Design Review for one (1) refaced freestanding sign at an existing building, 'K. Paige Shop', located at 10816 Main Street, PIN 04-33-377-002. Brooke Anderson: Applicant.** Brooke Anderson was present and sworn in. The sign will go in an existing framework. See Application No. ZBA 16-014 (**Attachment 4, 2 pages**). Staff recommends approval. 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, Prosser, Wagaman  
Voting nay: None  
Absent: Hanke, Lunde  
Abstain: None  
Motion passed: 5-0-2
9. **ZBA 16-015: Design Review for one story, 152 sf building addition. Roscoe United Methodist Church, located at 10816 Main Street, PIN 04-33-330-003. Pastor Paul Meyers: Applicant.** Guy Gelehauser was present and sworn in representing United Methodist Church. This project is 90% renovation with the addition of a small entryway. See Application No. ZBA 16-015 (**Attachment 5, 4 pages**). Staff recommends approval. Chairman Durstock entertained a motion to approve. Prosser made a motion to approve; seconded by Erickson. Roll call vote as follows:

Voting Aye: Chairman Durstock, Erickson, Deuth-Fritts, Prosser, Wagaman  
Voting nay: None  
Absent: Hanke, Lunde  
Abstain: None  
Motion passed: 5-0-2

**10. ZBA 16-016: Design Review for one (1) wall mounted sign at existing building, ‘Board & Brush’, located at 11361 Main Street, PIN 04-33-128-003. Glenn Avery (CorPro Screentech): Applicant.** Glenn Avery was present and sworn in representing Board & Brush. See Application No. ZBA 16-016 (**Attachment 6, 2 pages**). Staff recommends approval. 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, Prosser, Wagaman  
Voting nay: None  
Absent: Hanke, Lunde  
Abstain: None  
Motion passed: 5-0-2

**11. ZBA 16-018: Design Review for one (1) wall mounted sign at existing building, ‘Nowicki Storage’, located at 12233 N 2nd Street, PIN 04-28-176-002/3. Bob Nowicki: Applicant.** Bob Nowicki was present and sworn in representing Nowicki Storage. See Application No. ZBA 16-018 (**Attachment 7, 2 pages**). Staff recommends approval. Chairman Durstock entertained a motion to approve. Prosser made a motion to approve; seconded by Wagaman. Roll call vote as follows:

Voting Aye: Chairman Durstock, Erickson, Deuth-Fritts, Prosser, Wagaman  
Voting nay: None  
Absent: Hanke, Lunde  
Abstain: None  
Motion passed: 5-0-2

## **12. Old Business:**

- Mr. Sanders revisited bringing tablets to the ZBA Board. There is money in the budget to purchase one for each member. Straw poll vote indicated members are interested. This will save time and expense of making hard copies.
- Follow-up on approval for Lucky 777 that was contingent upon their removal of a non-conforming free standing sign out in the frontage. Lucky 777 has not removed the sign and is now in a violation notice with Code Enforcement.
- The YMCA is also in violation. They have a sign made from a temporary tarp. They will submit an application for a permit and replace the temporary sign.

## **13. New Business:**

- Mr. Sanders stated he will research our ordinances regarding Findings of Fact. He believes he as Zoning Administrator/Staff should be working with the applicant on the Finding of Facts rather than the ZBA Board members working.

**14. Adjournment:** Chairman Durstock entertained a motion to adjourn the meeting at 6:50 PM.

Prosser made a motion; seconded by Wagaman. Roll Call Vote as follows:

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

Voting nay: None

Absent: Hanke, Lunde

Abstain: None

Motion passed: 5-0-2

Christina K. Marks, Village Clerk

Approved: \_\_\_\_\_