

VILLAGE OF ROSCOE ZONING BOARD OF APPEALS
MEETING MINUTES
August 17, 2016

1. **Call to Order** - The meeting was called to order at 5:30 P.M. by Pro-tem Chairman Dueth-Fritts.
2. **Roll Call** – Present: Pro-tem Chairman Jennifer Deuth-Fritts, John Deasey, Kathy Erickson, Michael Prosser, George Wagaman. Absent: Jay Durstock, Mike Lunde
3. **Approval of Minutes** – Pro-tem Chairman Deuth-Fritts entertained a motion to approve the minutes from July 20, 2016 meeting of the Zoning Board of Appeals. Prosser moved to approve, seconded by Erickson. Roll call vote as follows:
 - Voting Aye: Pro-tem Chairman Deuth-Fritts, Deasey, Erickson, Prosser, Wagaman
 - Voting nay: None
 - Absent: Durstock, Lunde
 - Abstain: None
 - Motion passed: 5-0-2

ZBA 16-033: Public Hearing for a requested Variance to increase allowable total signage area at 5000 Prairie Rose Drive, PIN 04-29-277-001. Jim Merriman, Jones Signs: Applicant. Jim Merriman, representing Jones Signs; and Brian Myers and Randy Banish, representing Mercy Health were present and sworn in. Pro-tem Chairman Deuth-Fritts opened the Public Hearing at 6:33 PM. Mr. Merriman presented documents (**Attachment 1, 8 pages**) for the proposed sign at Mercy Clinic. Since the last meeting they have looked at neighboring signs in the area for comparison, included in Attachment 1, and have concluded the 30 foot high sign is the right size for the location. The 30 ft. height of the sign is not an issue; it is the total square footage of all the signs. Mr. Deasey asked if the HC (Health Care) Zoning district had any impact on signage regulations, comparing North Pointe's sign to this one. Mr. Sanders answered that the same regulations applied to both districts. Staff recommends approval (**Attachment 2, 3 pages**). Pro-tem Deuth-Fritts asked if there was anyone else who would like to speak at the public hearing. With no response, the hearing was closed at 6:37 PM and motion was called. Prosser made a motion to approve the variance request; seconded by Deuth-Fritts. Roll call vote as follows:

- Voting Aye: Deasey, Erickson, Prosser
- Voting nay: Pro-tem Chairman Deuth-Fritts, Wagaman
- Absent: Durstock, Lunde
- Abstain: None
- Motion passed: 3-2-2

4. **ZBA 16-034: Design Review for a 448 SF building addition at 5077 Rockrose Court, PIN 04-28-302-002. Rusty Puhl, Midwest Construction: Applicant.** Rusty Puhl was present and sworn in. Mr. Puhl stated the owner would like to add an additional 448 sq. ft. to the front of the Fiesta Cancun building for additional dining. The addition and height will be similar to the existing building. The ZBA Board previously approved a variance to modify the setback to allow the addition to happen. Now the Board is approving the design portion for the addition. Staff recommends approval (**Attachment 3, 4 pages**). Prosser made a motion to approve; seconded by Deasey. Roll call vote as follows:
 - Voting Aye: Pro-tem Chairman Deuth-Fritts, Deasey, Erickson, Prosser, Wagaman
 - Voting nay: None
 - Absent: Durstock, Lunde
 - Abstain: None
 - Motion passed: 5-0-2

5. **ZBA 16-035: Design Review for one wall mounted and one freestanding business identification sign located at 9135 N. Second Street, PIN 08-09-176-004. Melvin Burks, Tuf Luv Fitness: Applicant.** Melvin Burks was present and sworn in. Mr. Burks stated they were sharing space with Kids Spot and are now relocating to a separate location within the same building. Because of the low exposure he is asking for a stand-alone sign and a sign above their door. Staff recommends approval (**Attachment 4, 3 pages**). Pro-tem Chairman Deuth-Fritts entertained a motion to approve. Wagaman made the motion to approve; seconded by Prosser. Roll call vote as follows:

Voting Aye: Pro-tem Chairman Deuth-Fritts, Deasey, Erickson, Prosser, Wagaman

Voting nay: None

Absent: Durstock, Lunde

Abstain: None

Motion passed: 5-0-2

6. **ZBA 16-036: Design Review for 3,083 SF building addition at 13974 Willowbrook Road, PIN 04-16-400-006. Annabella Orlando, FGM Architects: Applicant.** Annabella Orlando and Jason Estes, FGM Architects, were present and sworn in. Ms. Orlando gave a presentation on renovations and the addition to Fire Station No. 3. Staff recommends approval (**Attachment 5, 4 pages**). Mr. Sanders stated the Village Engineer, Zac Gill, has signed off on the storm water detention as it has been adequately addressed and he is satisfied. Mr. Sanders stated in all future zoning permit applications, Mr. Gill will sign off on before it goes to the County. Pro-tem Chairman Deuth-Fritts entertained a motion to approve. Prosser made the motion to approve; seconded by Deasey. Roll call vote as follows:

Voting Aye: Pro-tem Chairman Deuth-Fritts, Deasey, Erickson, Prosser, Wagaman

Voting nay: None

Absent: Durstock, Lunde

Abstain: None

Motion passed: 5-0-2

7. Old Business:

- Wagaman asked for a status update on the cell tower. Sanders stated they received Village Board approval for special use permit and all necessary permits have been submitted to the County. They are working to obtain the building permit.
- Prosser asked for a status update on the YMCA sign. Sanders stated everything is slow as the Roscoe YMCA has to work through their main office in Beloit. This is ongoing.
- Sanders updated the Board on the house in Chicory Ridge. The homeowner has gone to court on replacing the siding. The homeowner has until the second Monday in September to finish the project, and if it is completed on time, all but \$200.00 of the fines will be waived.

8. New Business:

None

9. **Adjournment: Pro-tem** Chairman Deuth-Fritts entertained a motion to adjourn the meeting at 5:58 PM. Prosser made a motion; seconded by Erickson. Roll call vote as follows:

Voting Aye: Pro-tem Chairman Deuth-Fritts, Deasey, Erickson, Prosser, Wagaman

Voting nay: None

Absent: Durstock, Lunde

Abstain: None

Motion passed: 5-0-2

Christina K. Marks, Village Clerk

Approved: _____