

VILLAGE OF ROSCOE ZONING BOARD OF APPEALS
MEETING MINUTES
March 15, 2017

1. **Call to Order** - The meeting was called to order at 5:38 P.M. by Chairman Durstock.
2. **Roll Call** – Present: Chairman Jay Durstock, John Deasey, Mike Lunde, George Wagaman. Absent: Kathy Erickson, Jennifer Deuth-Fritts, Michael Prosser.
3. **Approval of February 15, 2017 ZBA Minutes.** Chairman Durstock entertained a motion to approve the minutes from February 15, 2016 meeting of the Zoning Board of Appeals. Wagaman moved to approve, seconded by Deasey. Roll call vote as follows:
Voting Aye: Chairman Durstock, Deasey, Lunde, Prosser, Wagaman
Voting nay: None
Absent: Deuth-Fritts, Erickson, Prosser
Abstain: None
Motion passed: 4-0-3

4. **ZBA 17-002: Public Hearing for a Variance request to allow an increase to the allowable square footage for an accessory structure from 672 SF to 880 SF at 5709 North Street, PIN: 04-33-406-001. William E. Melton: Applicant.** Mr. Melton was present and sworn in. Chairman Durstock opened the public hearing at 5:42 P.M. Mr. Melton stated he would like a variance to add an additional 15 feet onto his detached garage. Mr. Sanders stated the detached garage is considered an accessory structure and per the ordinances and the Findings of Facts, it is not allowed. Staff recommends denial (**Attachment 1, 4 pages**). Public Hearing was closed at 5:58 PM as there was no one else present to speak. Mr. Sanders explained to Mr. Melton and Board the detached garage (accessory building) exceeds the sq. footage of what is allowed by Village ordinance and Mr. Melton's variance request would probably be denied by the Board.

Mr. Sanders went on to explain if Mr. Melton were to withdraw his variance request and attach a roof between the house and garage it would be considered one attached structure, that by ordinance can be 672 sq. ft. As the current garage is less than the 672 sq. ft., he could then add on the 15 additional feet he is asking for. He would have to fill out a zoning application and pay the \$50.00 zoning fee. At this point, Mr. Melton decided to withdraw his variance request to pursue Mr. Sanders' suggestion/recommendation.

5. **ZBA 17-003: Design Review for a 62 SF stockroom addition at 13477 Quality Drive, PIN: 04-22-101-022. Loves Travel Stop: Applicant.** Robert Macnider was present and sworn in. Mr. Macnider stated the additional storage space would be at the east back side of the existing building into a vacant side yard. Staff recommends approval (**Attachment 2, 2 pages**). Chairman Durstock entertained a motion to approve. Lunde made the motion; seconded by Deasey. Roll Call Vote as follows:
Voting Aye: Chairman Durstock, Deasey, Lunde, Wagaman
Voting nay: None
Absent: Deuth-Fritts, Erickson, Prosser
Abstain: None
Motion passed: 4-0-3
6. **ZBA 17-004: Design Review for a 30,484 SF motor vehicle sales and service facility (Camping World) at 13695 Willowbrook Road, PIN: 04-15-300-019, Steve Doyle, Structured Real Estate:**

Applicant. Steven Doyle was present and sworn in. Mr. Doyle started with background information regarding Camping World. The store expects to make \$22-25M in sales and there is excess land for expansion or an out business. Mr. Doyle presented the site plan and building drawings (**Attachment 4, 3 pages**). He then asked Ryan Swanson, Engineer, who was present and sworn in, to elaborate on the site plan. Mr. Doyle stated the material would be wood and stone on the front of the building. The "Camping World" sign would not light up. Staff recommends approval (**Attachment 3, 2 pages**). Landscaping plans meets and exceeds Village's ordinance. There will be a 150' flag pole attached to the building. Parking lot will have curbing. Chairman Durstock entertained a motion to approve. Deasey made the motion; seconded by Wagaman. Roll Call Vote as follows:

Voting Aye: Chairman Durstock, Deasey, Lunde, Wagaman
Voting nay: None
Absent: Deuth-Fritts, Erickson, Prosser
Abstain: None
Motion passed: 4-0-3

7. **ZBA 17-005: Public Hearing for a Variance Request to increase the allowable height of a freestanding pylon sign from 30'-0" to 50'-0" for motor vehicle sales and service facility (Camping World) at 13695 Willowbrook Road, PIN: 04-15-300-019, Steve Doyle, Structured Real Estate: Applicant.** Chairman Durstock opened the public hearing at 6:35 PM. Mr. Sanders stated other than the issue of the sign height variance; all other signs are in full compliance (**Attachment 5, 8 pages**) and can be issued without going to the ZBA Board. Mr. Doyle stated that other than the 150' flagpole, they would like the sign next to the interstate to be consistent with All World's sign to make Camping World easily visible when approaching the exit. With no one else present to speak, Chairman Durstock closed the public hearing at 6:38 PM and entertained a motion to approve. Lunde made the motion; seconded by Deasey. Roll Call Vote as follows:

Voting Aye: Chairman Durstock, Deasey, Wagaman
Voting nay: None
Absent: Deuth-Fritts, Erickson, Prosser
Abstain: None
Motion passed: 4-0-3

8. **ZBA 17-006: Design Review for a 5,607 SF fueling station and convenience store at 14339 Willowbrook Road, PIN: 04-15-300-017, 04-15-300-018, Thorntons Inc.: Applicant.** Mr. Sanders asked that items 8 and 9 be layed over. Chairman Durstock entertained a motion to lay over both 8 and 9. Deasey made the motion; seconded by Wagaman. Roll Call Vote as follows:

Voting Aye: Chairman Durstock, Deasey, Wagaman
Voting nay: None
Absent: Deuth-Fritts, Erickson, Prosser
Abstain: None
Motion passed: 4-0-3

9. **ZBA 17-007: Public Hearing for a Variance Request to increase the allowable height of a freestanding pylon sign from 30'-0" to 75'-0" for fueling station and convenience store at 14339 Willowbrook Road, PIN: 04-15-300-017, 04-15-300-018, Thorntons Inc.: Applicant.** See item 8 above.

10. Old Business:

- Mr. Sanders brought back to the Board answers to their questions on residential to residential lighting. Residential lighting in the ordinance is not as clearly addressed as commercial, parking lot and illuminated sign lighting. What could apply is for all lighting is to be arranged so as to

deflect light away from adjoining residences. Light complaints would only be pursued on a complain basis. The re-write does not address this issue, but is worth looking at.

- The trailer election sign violation was discussed.

11. New Business:

None

12. Adjournment: Chairman Durstock entertained a motion to adjourn the meeting at 7:00 PM. Deasey made a motion; seconded by Lunde. Roll Call Vote as follows:

Voting Aye: Chairman Durstock, Deasey, Wagaman

Voting nay: None

Absent: Deuth-Fritts, Erickson, Prosser

Abstain: None

Motion passed: 4-0-3

Christina K. Marks

Christina K. Marks, Village Clerk

Approved: April 19, 2017