

**VILLAGE OF ROSCOE ZONING BOARD OF APPEALS**  
**MEETING MINUTES**  
**June 21st, 2017**

1. **Call to Order** – The meeting was called to order at 5:35 P.M. by Chairman Durstock.
2. **Roll Call** – Present: Chairman Jay Durstock, Jennifer Deuth-Fritts, Mike Lunde, John Deasey, Michael Prosser, George Wagaman, Kathy Erickson. Absent: None
3. **Approval of Minutes** – Chairman Durstock entertained a motion to approve the minutes from May 17th, 2017 meeting of the Zoning Board of Appeals. Prosser made a **motion to approve** seconded by Deasy. Voice Vote:

Voting Aye:	Chairman Durstock, Deuth-Fritts, Lunde, Deasy, Prosser, Wagaman, Erickson
Voting Nay:	None
Absent:	None
Abstain:	None
Motion passed:	7-0-0

4. **ZBA 17-011:** Design Review for two Building Additions totaling 696 SF, 13477 Quality Drive, PIN: 04-22-101-022, Loves Travel Stop #322: Applicant: Applicant was not present at time item was called. Administrator Sanders explained that there were two small building additions proposed for the Loves Travel Stop, totaling 696 SF. The additions replicate existing building materials exactly, and did not alter existing drainage patterns or increase impervious surface area. (Attachment A, 2 pages)

Note Applicant arrived after final action, apologized for his confusion regarding meeting start time.

Chairman Durstock entertained a motion to approve. Prosser made a **motion to approve** subject to final approval by Village Engineer, seconded by Wagaman. Roll Call Vote:

Voting Aye:	Chairman Durstock, Deuth-Fritts, Lunde, Deasy, Prosser, Wagaman, Erickson
Voting Nay:	None
Absent:	None
Abstain:	None
Motion passed:	7-0-0

5. **ZBA 17-012:** Public Hearing for a Variance Request to increase the allowable size of an Accessory Structure from 300 SF to 1,008 SF at 9576 Twin Deer Run, PIN: 08-03-377-012, Mark Dietmeier: Applicant. Mr. Dietmeier was present and sworn in. Mr. Dietmeier explained his desire to build an accessory structure in his rear yard. Mr. Dietmeier has lived in his home for 25 years, and has reached a point where he can afford to build a second garage where he and his son would like to work on cars. The structure will conform to all setback requirements, but at 28'x36' will exceed the maximum allowable size (Attachment B, 1 page). Mr. Dietmeier provided evidence of a number of similar sized accessory structures throughout the Sagewood neighborhood, including his neighbor to the east (Attachment C, 9 pages). No permanent driveway will be installed, and access to the garage will be occasional.

Chairman Durstock invited interested parties to come forward and speak. Mr. James Cook, the adjacent neighbor to the west spoke in support of Mr. Dietmeier and stated that he was a good neighbor and always kept his property in good condition. Ms. Margaret Whipkey, an adjacent neighbor to the north east questioned if there would be a business run out of the proposed structure, Mr. Dietmeier answered that there would not be, and that the garage would be for personal use only. Mr. Raymond Garza, and adjacent neighbor to the north west asked if the exiting spruce tree would need to be removed from the rear of Mr. Dietmeier's property, Mr. Dietmeier answered that they would not be removed, and that the garage would be constructed at least 25 feet in from the rear property line.

Chairman Durstock closed the Public Hearing. The Board reviewed the Findings of Fact (Attachment D, 1 page) and Chairman Durstock entertained a motion to approve. Deasy made a **motion to approve**, seconded by Prosser. Roll Call Vote:

Voting Aye:	Deasy, Prosser, Erickson
Voting Nay:	Chairman Durstock, Wagaman, Lunde, Dueth-Fritts
Absent:	None
Abstain:	None
Motion failed :	3-4-0

6. **ZBA 17-013:** Public Hearing for a Variance Request to allow a 6'-0" high fence within a front yard area at 558 Bergamot Way, PIN 04-31-256-013, Daniel and Lois Ohms: Mrs. Ohms was present and sworn in. Mrs. Ohms stated that she lived on a corner lot, and wished to fence in her property, including a portion of the yard that is behind the residence, but within the Valerian Way front yard setback (Attachment E, 1 page). Mrs. Ohms stated that she was a regular caretaker of her three special needs grandchildren, and that she was requesting a 6'-0' fence height both to provide greater privacy for the children as well as to screen views of expensive rehabilitation equipment she uses in their care. There were no interested parties present to speak in support of or in opposition to the request.

Chairman Durstock closed the public hearing. The Board reviewed the Findings of Fact (Attachment F, 1 page). Chairman Durstock entertained a motion to approve. Prosser made a **motion to approve**, seconded by Lunde. Roll Call Vote:

Voting Aye:	Chairman Durstock, Deuth-Fritts, Lunde, Deasy, Prosser, Wagaman, Erickson
Voting Nay:	None
Absent:	None
Abstain:	None
Motion passed:	7-0-0

7. **Old Business:**

- None

8. **New Business:**

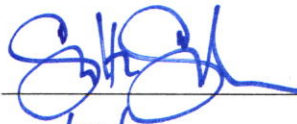
- None

9. **Adjournment:** Chairman Durstock entertained a motion to adjourn the meeting at 6:45 P.M. Motion by Prosser; seconded by Deuth-Fritts. Voice Vote:

Voting Aye:	Chairman Durstock, Deuth-Fritts, Lunde, Deasy, Prosser, Wagaman, Erickson
Voting Nay:	None heard
Absent:	None
Abstain:	None
Motion passed:	7-0-0

Scott L Sanders, Village Zoning Administrator

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

  
10/18/17

MOTION PROSSER  
SECOND DEUTH-FRITTS

APPROVED 5-0-2