

VILLAGE OF ROSCOE ZONING BOARD OF APPEALS
MEETING MINUTES
July 19th, 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, Kathy Erickson, Mike Lunde, Michael Prosser, George Wagaman. Absent: John Deasey.
3. **Approval of Minutes** – Chairman Durstock entertained a motion to lay over approval of the minutes from June 21, 2017 meeting of the Zoning Board of Appeals. Prosser **moved to Lay Over**, seconded by Deasy. Voice Vote:

Voting Aye:	Chairman Durstock, Deuth-Fritts, Erickson, Lunde, Prosser, Wagaman
Voting Nay:	None
Absent:	Deasy
Abstain:	None
Motion passed:	6-0-1

4. **ZBA 17-014: Design Review for a 48,400 SF Motor Vehicle sales and Service and Commercial Retail Facility: Stephen Doyle (Structured Real Estate) Applicant.** Mr. Doyle and Mr. Ryan Swanson (Arc Design Resources) were present and sworn in. Mr. Doyle presented an updated site plan and building design for a new Camping World development that now includes a Gander Outdoors retail component (Attachment A, 6 pages). New architectural renderings were presented depicting a building constructed of form lined, precast concrete panels, aluminum framed canopy systems, and two large wood tiles branding walls. Mr. Swanson discussed the updated site engineering, which now includes the entire parcel, eliminating a previously included outlot. ZBA members agreed that the propped building looked very nice, and that the Village welcomes the development.

Chairman Durstock entertained a motion to approve. Prosser made a **motion to approve**, seconded by Fritts. Roll Call Vote:

Voting Aye:	Chairman Durstock, Deuth-Fritts, Erickson, Lunds, Prosser, Wagaman
Voting Nay:	None
Absent:	Deasy
Abstain:	None
Motion passed:	6-0-1

5. **ZBA 17-015: Public Hearing for a Variance request to allow a second one family dwelling on a single lot in the R1 zoning district: Melissa Smith, Applicant.** Ms. Smith was present and sworn in. Ms. Smith is the owner of the subject parcel, which contains two separate residential dwelling, both of which predate the Village of Roscoe's incorporation as a Village. She explained that she had secured the property through a series of balloon loans, which was becoming an unsustainable situation. To secure traditional financing on the property, the Village would need to issue a Zoning Confirmation certificate. Administrator Sanders explained that the variance was the most appropriate

option, as subdividing the lot would result in two undersized and non-compliant parcels, rezoning to RM would open the door for a higher density development down the road, which would be inconsistent with the surrounding development patterns.

No interested parties were present to speak at the Public Hearing

Chairman Durstock closed the public Hearing. The Board reviewed the Findings of Fact (Attachment B, 2 pages). Chairman Durstock entertained a motion to approve. Lunde made a **motion to approve**, seconded by Prosser. Roll Call Vote:

Voting Aye:	Chairman Durstock, Deuth-Fritts, Erickson, Lunde, Prosser, Wagaman
Voting Nay:	None
Absent:	Deasy
Abstain:	None
Motion passed:	6-0-1

6. Old Business:

- None

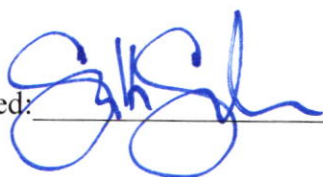
7. New Business:

- None

8. Adjournment: Chairman Durstock entertained a motion to adjourn the meeting at 5:55 P.M. **Motion** by Prosser; seconded by Lunde. Roll Call Vote:

Voting Aye:	Chairman Durstock, Deuth-Fritts, Erickson, Lunde, Prosser, Wagaman
Voting Nay:	None
Absent:	Deasy
Abstain:	None
Motion passed:	6-0-1

Scott L Sanders, Village Zoning Administrator

Approved:  6/19/17

MOTION PROSSER
SECOND DEUTH-FRITTS
APPROVED SAZ