

VILLAGE OF ROSCOE ZONING BOARD OF APPEALS

MEETING MINUTES

March 28, 2018

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, Mike Lunde, George Wagaman, Kathy Erickson, Jennifer Deuth-Fritts and Michael Prosser. Absent: John Deasey.
3. **Approval of December 20, 2017 ZBA Minutes.** Chairman Durstock entertained a motion to approve the minutes from December 20, 2017 meeting of the Zoning Board of Appeals. Prosser moved to approve, seconded by Chairman Durstock. Roll call vote as follows:
Voting Aye: Chairman Durstock, Prosser, Lunde, Wagaman, Erickson and Deuth-Fritts
Voting nay: None
Absent: Deasey
Abstain: None
Motion passed: 6-0-1
4. **ZBA 18-001: Design Review for construction of a 16, 800 SF storage building at 12522 North Second Street (PIN:04-21-351-001.Applicant Jeff Adleman** Frank McKearn of Bateman Engineering came before the Board representing Jeff Adleman and was sworn in. Mr. McKearn gave a brief history of the state of the art mini storage site that houses 6 buildings. He stated that Mr.Adleman is seeking approval to add a seventh building to the western end of the property. Administrator Sanders gave background information regarding the property and storage units. The Village engineer reviewed the plans with the drain report and has determined that the grading and restoration near the detention pond at the north end of the property has not been completed. Concerns were brought up as to why it was never done originally. Therefore it has been established that it has to be completed as a condition of approval.Mr. Prosser made a motion to approve, contingent on design review compliance with all codes regarding the landscaping plans by July 31, 2018 prior to breaking ground. Lunde seconded the motion Roll Call Vote as follows:
Voting Aye: Chairman Durstock, Lunde, Prosser, Wagaman, Erickson and Deuth-Fritts.
Voting nay: None
Absent: Deasey
Abstain: None
Motion passed: 6-0-1
5. **ZBA 18-002: Review and recommendation to Board for approval of a plat of subdivision creating two separate lots at Main Street Square, 5342 Williams Drive. (PIN: 04-33-177-019). Applicant Kasey Investments LLC.** There was no applicant or representative present. Administrator Sanders reported that the Ryan Brewing Company has applied for a Brew Pub License and hopes to open and do business in the old Meg’s Daily Grind located in Main Street Square. Administrator Sanders explained that they cannot sell packaged goods and will only be selling their own products. There was originally a deed restriction that did not allow liquor sales in that location; however it was lifted in 2016. The state on the other hand, requires a 100ft separation between a liquor establishment and a school. Currently the distance is 66ft. Much discussion ensued with several concerns. The biggest concern was the proximity to the school. Chairman Durstock entertained a motion to approve

or layover. Lunde made a motion to layover. Chairman Durstock seconded the motion. Roll Call Vote as follows:

Voting Aye: Chairman Durstock, Lunde and Deuth-Fritts

Voting nay: Prosser, Erikson and Wagaman

Absent: Deasey

Abstain: None

Motion Failed: 3-3-1

Chairman Durstock made a motion to approve the plat of subdivision creating two separate lots at Main Street Square. Dueth-Fritts seconded the motion. Roll Call Vote as Follows:

Voting Aye: Chairman Durstock, Lunde and Deuth-Fritts

Voting Nay: Prosser, Erikson and Wagaman

Absent: Deasey

Abstain: None

Motion Failed 3-3-1

6. Discussion and recommendation to the Board for increasing fee amount for single family residential Zoning Permits from \$100.00 to \$150.00 Administrator Sanders requested feedback regarding an increase in zoning permits. A discussion occurred. Administrator Sanders explained that the amount of the permit does not cover the staff cost for the hours that go into processing a permit. He also mentioned that the revenue goes into the general fund. After discussion, the Board did not express support for increasing the cost of the permit.

7. Old Business:

Administrator Sanders gave an update on the Bryden and Rockford Structures sign. They are 2 years old and belong to Al Rinaldo. At one point in time Mr. Bryden was considering this area as a possible location for his business on a Rinaldo owned property. The deal fell through and the sign was never removed. Mr. Rinaldo has been notified and will be removing the sign. Public works offered their assistance in removal if necessary.

Administrator Sanders reached out by email to Ellis Orthodontics regarding their parking lot nonconformance. He has not heard anything back but will continue to try to contact Dr. Ellis. If he doesn't hear back from him another course of action will have to be taken.

8. New Business:

Mr. Lunde requested a discussion on the next agenda regarding beehives in residential areas.

Chairman Durstock requested an investigation into regulating wind turbines into the current zoning rewrite.

6. Adjournment: Chairman Durstock entertained a motion to adjourn the meeting at 6:45 PM. Lunde made a motion; seconded by Prosser. Roll Call Vote as follows:

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

Voting nay: None

Absent: Deasey

Abstain: None

Motion passed: 6-0-1

Lori Taylor, Village Clerk

Approved: _____