

VILLAGE OF ROSCOE ZONING BOARD OF APPEALS
MEETING MINUTES
August 22, 2018

1. **Call to Order** - The meeting was called to order at 5:30 P.M. by Chairman Durstock.

Chairman Durstock introduced new Board member Adam Fuller. Adam will be replacing Kathy Erickson. Mr. Fuller has recently completed a summer internship with the Village and worked on several zoning projects with Administrator Sanders. Administrator Sanders complimented him on his achievements.

2. **Roll Call** – Present: Chairman Jay Durstock, Adam Fuller, George Wagaman and Jennifer Deuth-Fritts. Absent: Michael Prosser, Mike Lunde and John Deasey

3. **Approval of May16, 2018 ZBA Minutes.** Chairman Durstock entertained a motion to approve the minutes from May 16, 2018 meeting of the Zoning Board of Appeals. Wagaman moved to approve, seconded by Durstock. Roll call vote as follows:

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

4. **ZBA 18-011: Design Review for a 4,875 SF Three Family residential structure in the RM (multiple Family Residential) District located at 11634 Willowbrook Road, PIN 04-28-476-005. Mark Payne, PRW Properties: Applicant** Mr. Payne was present and explained that he has an identical structure already completed adjacent to this property. It is a ranch style structure. Each unit is approximately 1600 SF and all have two car garages. The sides facing the road will have a brick front. Mr. Payne owns adjoining and adjacent property. Chairman Durstock entertained a motion to approve. Wagaman made a motion; seconded by Deuth-Fritts. Roll Call Vote as follows:

Voting Aye: Wagaman, Fuller, Deuth-Fritts and Chairman Durstock
Voting Nay: None
Absent: Prosser, Deasey and Lunde
Abstain: None
Motion Passed: 4-0-3

5. **ZBA 18-012: Design review for a 4,875 SF Three Family residential structure in the RM (Multiple Family Residential) District located at 11618 Willowbrook Road, PIN 04-28-476-006. Mark Payne, PRW Properties: Applicant** Chairman Durstock entertained a motion to approve. Wagaman made the motion; seconded by Deuth-Fritts. Roll Call Vote as follows:

Voting Aye: Wagaman, Deuth-Fritts, Fuller and Chairman Durstock
Voting Nay: None
Absent: Prosser, Deasey and Lunde
Abstain: None
Motion Passed 4-0-3

- 6. ZBA 18-013: Design Review for modification to a previously granted exception to the signage Ordinance at 9095 North 2nd Street. PIN: 08-09-176-014. John Harder, Harder, Harder Signs:**
Applicant Mr. Harder was not able to be present. Administrator Sanders presented the information stating that this is a rebranding from a Fast Fuel gas station to an Amoco gas station. The actual signage square footage will be reduced. The free standing flip card sign will be replaced with a digital version. Chairman Durstock entertained a motion to approve. Fuller made a motion to approve; seconded by Chairman Durstock. Roll Call Vote as follows:

Voting Aye: Chairman Durstock, Fuller, Deuth-Fritts, Wagaman

Voting nay: None

Absent: Prosser, Deasey and Lunde

Abstain: None

Motion passed: 4-0-3

7. OLD BUSINESS;

Mr. Wagaman inquired about the status of the orthodontist parking lot. Administrator Sanders replied that there was no change.

Mr. Wagaman also inquired about the stand alone Bryden Ford sign that had been previously discussed. Administrator Sanders explained that permission for the sign was granted several years ago as a special use permit by the Board. Upon contact, Mr. Bryden stated that the sign was there legally and he would not be taking it down.

Administrator Sanders presented an update on 2018 outdoor advertising permits issued to date. 14 permits have been issued so far this year with 3 to 4 pending.

8. New Business:

Chairman Durstock thanked Kathy Erickson for her many years of service to the Board.

- 9. Adjournment:** Chairman Durstock entertained a motion to adjourn the meeting at 5:55 PM. Fuller made a motion; seconded by Deuth-Fritts. Roll Call Vote as follows:

Voting Aye: Chairman Durstock, Deuth-Fritts, Fuller and Wagaman

Voting nay: None

Absent: Prosser, Deasey and Lunde

Abstain: None

Motion passed: 4-0-3

Lori Taylor, Village Clerk

Approved: _____