

VILLAGE OF ROSCOE ZONING BOARD OF APPEALS  
MEETING MINUTES  
March 13, 2019

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 and Michael Prosser  
Absent: Jennifer Death Fritts
3. **Approval of February 20, 2019 ZBA Minutes.** Chairman Durstock entertained a motion to approve the minutes from the February 20, 2019 meeting of the Zoning Board of Appeals. Prosser moved to approve, seconded by Wagaman. Roll call vote as follows:  
Voting Aye: Chairman Durstock, Lunde, Wagaman and Prosser  
Voting Nay: None  
Absent: Death Fritts  
Abstain: None  
**Motion passed: 4-0-1**
4. **ZBA 19-001: APPEAL of decision by Zoning Administrator to deny Zoning Permit Applications for (11) Single Family Residential developments in Plat 4 of Denali Heights Subdivision. Arthur G. Kielty, Reno & Zahm LLP (representing Petry Home Builders LLC): Appellant** Please refer to transcript from court reporter
5. **ZBA 19-002: Design Review for a 16.25SF Chicken Coop in an R1 Single family District, located at 9479 Sagewood Drive, PIN: 08-10-102-004 Teah Erckfritz: Applicant**  
Teah Erckfritz came forward and was sworn in. She explained that she would like to raise chickens as pets as well as for the eggs. She feels like it would be a great experience for her children. Lunde made a motion to approve; seconded by Wagaman. Roll Call Vote as follows:  
Voting Aye: Lunde, Wagaman and Prosser  
Voting Nay: Chairman Durstock  
Abstain: None  
Absent: Death Fritts  
**Motion Passed: 3-1-1**
6. **Old Business:**  
None
7. **New Business:**  
None
8. **Public Comment:** Heather Walker came forward and was sworn in. Ms. Walker stated that she lives on Biscayne in Plat 1 of Denali Heights and would like to see the roads built to the new standards not the standards that were in place in 1993. She was uneasy about a response from Mr. Petry at a previous meeting where he claimed that he did not have the funds to build to the new standards, yet he is planning to build new homes. She was apprehensive about what those roads will look if Mr. Petry can't even take care of the roads that are already in the subdivision.

Josh Labree also came forward and was sworn in. He commented that with respect to the annexation agreement, terms and time frame regarding Denali Heights, hypothetically if this agreement dated back 80 years there would be no question about the roads being repaired and changed to current standards. Mr. Labree stated that he grew up in Roscoe and knew when he started a family that this is the location where he wanted to live. He complimented the Village Board and the Roscoe schools. He felt like he was lied to about the roads when he moved into Denali Heights. He stated that his vehicles are getting torn up, his child can't ride her bike, in the winter the roads are a sheet of ice because they can't be plowed and even emergency vehicles can't drive in the subdivision because of the conditions of the roads. He said that the roads are more than a concern, they are a safety issue.

9. **ADOURNMENT:** Chairman Durstock entertained a motion to adjourn the meeting at 6:35PM Lunde made a motion; seconded by Prosser. Roll Call Vote as follows:

Voting Aye: Chairman Durstock, Lunde, Wagaman and Prosser  
Voting nay: None  
Absent: Deuth Fritts  
Abstain: None

**Motion passed: 4-0-1**

Lori Taylor, Village Clerk

Approved:

*Lori Taylor* 4/17/19