

Minutes of Roca Planning Commission

November 27, 2017

The Roca Planning Commission met on Monday, November 27, 2017 at 6:00 p.m. in the Roca Community Center.

The meeting was called to order by Jenni Puchalla at 6:01 p.m. The following members were present: Seth Harris, Jenni Puchalla, Lisa Schmutte, Marge Shea, Megan Zuver, and Doug Malone (arrived at 6:28 p.m). The following members did not attend: Alyssa Bartholomew and Dan Meyer. The following member was excused: Pat Dessel.

OLD BUSINESS

VILLAGE BOARD UPDATE

Puchalla stated that the Roca Village Board approved a Local Emergency Operations Plan which is related to resources management during an emergency. The Board is working on a proposal for sharing building inspector services with Hickman and that Dale Sterns would continue to perform Roca building inspections. The Board discussed that part of Hickman's 1 mile influence area overlaps with Roca's 1 mile influence. A Roca Tavern building permit was issued and the Tavern has acquired extra yearly insurance for the new windbreak and awning structure in the right of way of the street. There was an additional permit (for a Lewis building) at Silverhawk Estates and another pending. Because of the change in the Preserve platting, building permits for the Preserve will follow the requirements for setbacks as specified by Lancaster County. The Green's zoning request (as commercial) was approved and it will include climate controlled spaces for rent. The Board also discussed roads plans for Roca and specifically Main Street. A fireworks ordinance was passed by the Board. The Board approved tree removal (for two trees) at the Community Center in January and/or February. Road signs and Special Use Permits were also discussed by the Board (specifically at Roca Ridge).

NEW BUSINESS

Roca Comprehensive Plan

The Roca Planning Commission members were given copies of the Roca Comprehensive Plan and the final draft of the Roca Housing Study during the meeting. Puchalla stated that the Roca Planning Commission would focus on the Comprehensive Plan first because it needed to be approved so the village could use it for writing future grants.

The Roca Planning Commission specifically discussed the Land Use Action Steps in the Implement Section (on page 74). The third action step on page 74 was specifically discussed regarding the word usage that included the phrase "or developing new subdivisions for residential use". Harris suggested that the word "acreages" be used instead of "developing new subdivisions for residential use" in the third action step Comprehensive Plan

The Roca Planning Commission also discussed other pages in the Implement section of the Roca Comprehensive Plan and also looked at the Review/Updating objectives regarding the Roca Comprehensive Plan.

Roca Comprehensive Plan (continued)

A vote to amend the wording to “acreages” in the third action step on page 74 regarding Land Use was made by acclamation.

A motion was made by Harris and seconded by Zuver to approve the Comprehensive Plan with the addendum of “acreages” to page 74. Motion carried by acclamation.

Update on Preserve Setbacks

Puchalla stated that the Preserve Setbacks will be the same as those required by Lancaster County. This was previously mentioned during the Village Board Update.

Special Use Permits

Puchalla stated that the special use permit will be rewritten and asked that the Roca Planning Commission members to read the Business Plan provided by Roca Ridge and to consider the hours of operation at Roca Ridge. The Roca Ridge Business plan was attached to an email dated November 10, 2017 from Puchalla.

Revised Zoning Book

Puchalla stated that the Roca Planning Commission would review the revised zoning book at next Roca Planning Commission meeting.

APPROVAL OF MINUTES

The minutes of the August 17, 2017 meeting were given to members via email and a printed copy was available.

A motion was made by Malone and seconded by Harris to approve the minutes of the August 17, 2017 meeting. Motion carried by acclamation.

NEXT MEETING

The consensus was set Wednesday, January 24, 2018 at 6:00 for the next quarterly meeting.

A motion was made by Puchalla and seconded by Zuver to adjourn the meeting. Motion carried by acclamation.

There being no further business, the meeting was adjourned at 7:27 p.m.

Respectfully submitted,

Lisa Schmutte