

Roca Planning Commission 2-18-19

Members Present: Jenni, Marge, Seth, Megan and Alyssa

Past minutes approved: Seth made a motion, Megan 2nd.

Board Business: No commission members attended but budget for six-year road plan was discussed and basically there is no money left after current road project. Still trying to make final changes on current Roca Road project. It was also said that the board had recommended to the Planning Commission that we change the zoning for Roca Berry Farm to restricted Commercial.

Public Hearing:

Jenni had informed that public that we had recently passed new bylaws and that they were currently up on the Village of Roca website, available to the public.

First, we talked to Roca Berry Farm about what the board had recommended, restricted Commercial. Jenni stated that this basically allows RBF to continue down the path that they are heading as far as business ventures. For example, they can continue to do agriculture attractions and wedding venue things but they can't put up a strip mall, car wash, dog kennel things like that on their property. These were just examples but the board can refine if they shall choose to do so. It was said that all 80 acres of farmland and 64 acres of RBF would be included in this zoning change. The commission did instruct them the differences between when they would come to us for building permits and when they would talk to Dale for inspections.

A motion was made by Seth and a second was made by Marge for a zoning change to Restricted Commercial for S19 T8 R7 Lots 20 & 21 NE to follow along the lines of current business.

Green Property:

A picture of the current property for 15605 B Street was given to the members of the planning commission. There was a highlighted portion where a proposed location of a detached garage would be. Robert verbally told us that the new property would be around 30x40. He also stated that the current building that would be leveled is around 16x 24 with a 10x 20 lean-to. He also stated that currently there was around 10 feet between the current house and old garage. Proposed would be 6 feet from the house to the new garage. Per our set backs max width is 36 feet with 10 foot walls. So there would have to be two variances given for this permit. On the South edge of property line and set back between the house and building.

A motion was made by Seth to allow the first variance of the distance to the side yard being about a foot from the set back of 10 feet. No second was made, motion denied. It was verbalized we need a better rendering of the building with exact measurements as Robert had stated he had multiple quotes varying in size.

No meeting was set, will get drawing from Robert Green and possibly meet in March to approve the two variances for this property.