

Minutes of Roca Planning Commission

March 30, 2021

The Roca Planning Commission met on March 30, 2021 at 6:30 p.m. in the Roca Community Center. The meeting was called to order by Jenni Puchalla at 6:30 p.m. The following members were present: Alyssa Bartholomew, Matt Honke, Patrick Kelly, Jenni Puchalla, Lisa Schmutte, and Megan Zuver. Doug Malone was absent.

Also present at the meeting were Jake Parker and Kelly Paro of Aspen Builders.

NEW BUSINESS - Approval of Minutes

The minutes of the October 5, 2020 meeting were given to members.

A motion was made by Bartholomew and seconded by Kelly to approve the minutes of the October 5, 2020 meeting. Motion carried by acclamation.

OLD BUSINESS -

There was no old business discussed in the meeting.

NEW BUSINESS – VARIANCE Request for 14865 S. 59th Street

Jake Parker and Kelly Paro requested a variance for property in the Silverhawk Estates Addition, Block 1, Lot 5. The property address is 14865 S. 59th Street. A small triangular portion of the front right corner of the house sits into the side yard setback on the north side of the property. This property is zoned as AGR which has 25-foot side yard setbacks. The side is 22-feet from the side lot line.

When the acreages were under development, the developer staked out the 4 corners of each acreage property. The stake at the front right corner of the property was used to measure the setback during construction. Aspen Builders, the foundation contractors, the Village of Roca inspector, and the mortgage lender survey used this stake and the property passed inspection and the house sale was closed. An additional property pin was discovered that identifies the true boundary of the property. After measuring from the new property pin, a small corner of the house currently sits 3 feet into the side yard setback. The nearest residential structure is over 320 feet away (5861 Silverhawk Court).

Aspen Builders also state in their letter to the Roca Planning Commission that they would put in three screening trees along the property line to help screen from the neighbor's property if the variance was approved.

A motion was made by Honke and was seconded by Zuver to approve the variance from 25-feet to 22-feet on the side lot line. A roll call vote was called for by Puchalla. The motion passed by acclamation.

The variance recommendation will be shared with the Village Board.

SET NEXT MEETING

The next meeting of the Roca Planning Commission was not determined and will be scheduled at later time.

There being no further business, the meeting was adjourned by Puchalla at 6:38 p.m.

Respectfully submitted,

Lisa Schmutte