

Minutes of Roca Planning Commission

May 22, 2017

The Roca Planning Commission met on Monday, May 22, 2017 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: Pat Dessel, Alyssa Evans, Seth Harris, Doug Malone, Dan Meyer, Jenni Puchalla, Lisa Schmutte, Marge Shea, and Megan Zuver. Also present was Mike Eckert from Civil Design Group representing Silverhawk Estates.

NEW BUSINESS

APPROVAL OF MINUTES

The minutes of the March 20, 2017 meeting were given to members in printed form.

A motion was made by Zuver and seconded by Schmutte to approve the minutes of the March 20, 2017 meeting. Motion carried by acclamation.

Village Update

Puchalla stated the Village Board approved the reappointment of Harris and Shea to the Roca Planning Commission for another three year term both to end February 2020. The pump in the sewer was repaired, the water tower was cleaned and inspected, and the light on top of the water tower needs to be repaired. A discussion was held regarding repairing and replacing Main Street and also to curb the corner of A Street and Main. The stop sign beside the tavern was also discussed.

New Village Engineer/Street Superintendent

Steve Parr with JEO was appointed for the year 2017.

Rural Water

The Village Board approved Lancaster County Rural Water taking over the meter billing and replacing all the meters. The Village Charitable Gaming Funds will pay the initial set-up fee and first month fee. Also Puchalla stated the Base Water Rate may go down \$20.00.

NEW BUSINESS

Silverhawk Estates Final Plat

Puchalla reported there was some confusion on the Final Plat for Silverhawk Estates. The Village Board approved the Final Plat based on our recommendation for the Preliminary Plat. The Final Plat needs to be looked at by the Roca Planning Commission. Mike Eckert from Civil Design Group stated there were some changes that the Lancaster County Engineer requested. A lot line was moved and a cul-de-sac was removed from Red Kite Lane. The Lancaster County Board approved the Final Plat with the condition the Village of Roca also approve it. Everything has been completed that the County Engineer has requested. Mr. Eckert also stated that Silverhawk Estates is not in a flood plain.

A motion was made by Meyer and seconded by Malone to recommend approval of the Silverhawk Estates Final Plat contingent upon receiving a letter from the Lancaster County Engineer's office stating all changes have been made. Motion carried by acclamation.

Membership Expiration

Puchalla stated Lisa Schmutte's term expires May 2017. Schmutte stated she was willing to continue serving.

A motion was made by Meyer and seconded by Harris to recommend reappointment of Lisa Schmutte for another three year term to end May 2020. Motion carried by acclamation.

Zoning Ordinance - Draft

Puchalla stated she would like review pages 1 through 42 of the Zoning Ordinance Draft which are Article 2: Definitions. She went through the definitions and marked items she questioned. Puchalla asked if the Committee wanted to review the Draft item by item. The Committee consensus was have Puchalla explain the items she questioned.

The following suggestions were made:

- Page 2 under Section 2.02 Abbreviation and Acronyms - kV and kW should both be capitalized: KV and KW
- Page 3 Need a DEFINITION for Adult ESTABLISHMENTS because it referred to in the definition of "Adult Establishments" in the BALLROOM Definition
- Page 7 Delete BOARD OF ADJUSTMENT definition

- Page 9 Type size is larger for BUILDING HEIGHT definition
- Page 9 Add definition for CAPACITY IN PERSONS - An establishment or use is the maximum number of persons that can avail themselves of the services (or goods) of such establishment at any one time with reasonable safety and comfort, as determined in the Building Code (or other applicable codes) or as may be determined by the zoning administrator.
- Page 10 Type size is larger for CHILD CARE HOME section
- Page 10 Definition for VILLAGE should be moved to page 40 between VIEW PROTECTION REGULATIONS and VISUAL IMPACT
- Page 11 Under COMPREHENSIVE PLAN – should it be Village Council or Village Board?
- Page 12 Under CONDITIONAL USE PERMIT – should it be Village Council or Village Board?
- Page 13 Add definition for DISTRICT - A section(s) of the zoning area for which this ordinance governing the use of the land, the height of the buildings, the size of yards and the intensity of use are uniform.
- Page 14 Under DRIVE-IN FACILITY – change “auto laundries to car washes”
- Page 15 DWELLING, MODULAR – add () to See Dwelling Single Family at end of sentence
- Page 21 Add definition for HOSPITAL – A building or group of buildings, having room facilities for one or more abiding patients, used for providing services for the in-patient medical or surgical care of sick or injured humans, and which may include related facilities such as laboratories, out-patient department, training related facilities, central service facilities, and staff offices, providing, however, that such related facility must be incidental and subordinate to the main use and must be an integral part of the hospital operation.
- Page 22 Under INTENT AND PURPOSE should it be Council or Village Board?
- Page 26 Under MAP, OFFICIAL ZONING DISTRICT should it be Council or Village Board?

- Page 27 Add definition for MODULAR HOME - A prefabricated structure used for dwelling purposes moved onto a sit in essentially a completed, constructed condition, in one or more parts and when completed is a single-family dwelling unit on a permanent foundation, attached to a foundation with permanent connections.
- Page 28 Under NURSERY SCHOOL - add () to see Preschool
- Page 29 Under PARKING LOT add () to See Parking Area
- Page 33 Add definition for SEMI-NUDE LOUNGE because it is referred to in both the JUICE BAR and MASSAGE PARLOR Definitions
- Page 36 Under STREET, ARTERIAL should Village be listed twice?
- Page 37 Under SURFACE WATERS add () to See also Waters of the State
- Page 37 Delete definition for Telephone Exchange
- Page 40 Under WINERY - Winery shall mean a commercial, **bonded** (not boned)
- Page 41 Under ZONING ADMINISTRATOR – delete authorized and
- Page 41 Under ZONING PERMIT change the zoning administrator to Village Board

The next meeting of the Roca Planning Commission will be Tuesday, June 20th at 6:30 p.m.

*A motion was made by Meyer and seconded by Shea to adjourn the meeting.
Motion carried by acclamation.*

There being no further business, the meeting was adjourned at 8:30 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Pat Dessel". The signature is written in dark ink on a white background.

Pat Dessel