


~ Working For a Brighter Future ~
Village of Roscommon

Planning Commission

Minutes
July 9, 2013

Chair Bill Curnalia called the meeting to order at 11:00 AM.

Planning Commission Members present: Jon Suvada, Bob Qualls, Bill Curnalia, Tim Legg, and Jesse Carlson. Members absent: None

Others Present: Allen Lowe, Jackie S. Bertsch, Fred Roemer, Eugenia Roemer, Michael Crutiss, Lisa Sutton, John Rosczyk, Ron Sharpe, Wini Sharpe

1. Motion by Legg to approve the minutes of the June 11, 2013 meeting. Seconded by Suvada. Motion Carried.

2. Chairman Curnalia opened the public hearing regarding the requested Zoning Map change for parcel number 055-107-014-0300 at 11:03 AM.

Fred Roemer, the property owner, stated that he was requesting the rezoning to have a commercial operation on the parcel.

Jackie Bertsch was concerned about access to her Performance Propane property with cars parked on Squire Street. She also wanted to maintain the vision of the community by reserving the industrial park for industrial uses.

Michael Curtiss, the tenant, said that he had cleaned up the property and made it look better.

The chairman closed the public hearing at 11:17 AM.

Motion by Suvada that we recommend the Village Council not grant the request to rezone parcel 055-107-014-0300, at 10279 Squire Street, from Industrial to Commercial based on the fact that it would amount to spot zoning. Seconded by Carlson.

Ayes: Qualls, Curnalia, Legg, Carlson, Suvada.

Nays: None

3. Chairman Curnalia opened the public hearing regarding the requested Zoning Map change for parcel number 055-606-004-100 at 11:20 AM.

Fred Roemer told the commission members that he wanted to use the property for a flea market, warehousing and distribution.

The chairman closed the public hearing at 11:24 AM.

Motion by Legg that we approve the request to rezone parcel 055-606- 004-1000 from R-1 to Downtown Commercial based on the fact that it better fits within the commercial district and send that recommendation to the Village Council. Seconded by Suvada.

Ayes: Qualls, Curnalia, Legg, Carlson, Suvada.

Nays: None

4. Chairman Curnalia opened the public hearing regarding the requested Zoning Map change for parcel numbers 055-107-013-0021 and 055-107-015-0081 from R-2 to Mixed Development at 11:25 AM.

The Village Manager told the commissioners that the parcels are split between to different zoning districts. The zoning should be unified on each parcel to clarify uses.

The chairman closed the public hearing at 11:27 AM.

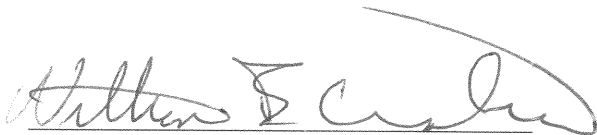
Motion by Suvada that we approve the request to rezone the westerly portion of parcels 055-107-013-0021 and 055-107-015-0081 from R-2 to Mixed Development to make the zoning on the parcels consistent and send that recommendation to the Village Council. Seconded by Legg.

Ayes: Qualls, Curnalia, Legg, Carlson, Suvada.

Nays: None

Motion by Suvada to adjourn. Seconded by Carlson.

Meeting adjourned at 11:34 AM.



Bill Curnalia, Chair



Jesse Carlson, Secretary