

Village OF ROUND LAKE
PLANNING BOARD

Peter Sheridan (PS), Chair
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Fred Sievers, Member
Lance Spallholz, Member
Ben Rotondi, Alternate

Gary Putnam (GP) - Mayor
Tom Peterson - Attorney
Paul Block - Liaison

MINUTES - Meeting 1/13/21

Peter Sheridan (PS) called the meeting to order at 1859.

Public Hearing Topic: Setback Distances

PS - Recommended changing the setback to three feet, which is based on state building code.

Response: Village properties do not have a lot of space between existing structures and the road. Many don't have that amount of space to give.

Additional Comments/Discussion:

- There are very few updated surveys for Village properties. They are expensive to get, and because the Village is considered a subdivision, banks do not require surveys for loans. Should look into a potential bulk discount for all Village properties being done together.
- A recent example of property lines being an issue is a property of 8th Street wanted to have a porch enclosed, but the porch was built on park land ~50 years ago.
- There is also a need to enforce lot coverage requirements. Lot coverage is currently set to 20%. Lot coverage refers to buildable coverage. Wetlands don't count.
- People should not be able to have a shed in their lot's parking area if they park on Village property as a result.
- Lake Ridge and Leah's both have dumpsters that they put on Village property. Neither requested a property use.
- There needs to be a process in which applicants who wish to use Village property or build near the property line go to the Village for approval.
- People also use paper streets for parking.
- PS and GP are going to review the current regulations and recommendations with the Village Board.

Public Hearing Topic: Morris Road Subdivision - Lansing Engineering

PS - It will be difficult to hold the necessary meetings for the Morris Road Subdivision without the space for the large number of people who would be interested. A moratorium could be used due to no public hearing. An application for the subdivision has been submitted, but the Village Board hasn't accepted it yet. It can only be reviewed for completeness at this time.

Comments for the preliminary review were as follows:

- The builder doesn't have a letter from the property owner on New York Ave giving permission to proceed because they are still in legal action.
- The developer will need easements for New York Ave, which will also have to be 60 feet, and there is a potential blind corner at Terry Road.
- The developers will need to provide electronic copies for distribution as well as physical copies for the Village office and community room so everyone can review them, including the public.
- The developer may be claiming they have more buildable acres than they do. The developer needs to be certain of the number of homes to cover infrastructure costs. The slopes and proposed site elevations are difficult to read on the drawings.
- They have to meet Village architectural standards approved in 2013 (required by 158-12D) as well as Village code. The application cover letter indicates the developer believes it was met, but it appears they may have made assumptions without verifying. One example is the definition of a steep slope.
- Houses are not detailed enough to determine square footage, size, or shape. Can't determine what the water/sewer requirements may be. There needs to be diversity amongst the building layouts.
- It will be financially taxing to get services such as water.
- The service roads shown may not be adequate for the fire department.
- The drawings include 51 houses, 20 are clustered centering on a park. Park locations should be moved to meet the cluster development law. As is, the layout doesn't meet the comprehensive plan of what the Village voted on.
- Once the application is fully submitted, money should be placed in escrow for engineering to perform the necessary calculations. \$10k was suggested as an initial deposit which should be replenished when it goes below \$5k, but the Village Engineer should validate the cost.
- The builder is expected to present at the February Zoom meeting.

The public hearing was concluded.

Additional Administration:

Meetings should be all in person, or all online. It is difficult to hear everyone when the audience is mixed.

Emails regarding the planning board are considered official documents. Content should be professional. Use "Confidential" headers for correspondence between the board and attorney.

A contact list should be made and distributed.

Previous meeting minute status:

1. 11/13/19 - The board needs to locate meeting notes to convert to draft minutes.
2. 12/11/19 - The board needs to locate meeting notes to convert to draft minutes.
3. 7/8/20 - Drafted and online.
4. 10/14/20 - Drafted and online.
5. There were no meetings in November or December of 2020.

PS - Meeting Adjourned at 2000.