

VILLAGE OF ROUND LAKE  
PLANNING BOARD

Peter Sheridan (PS), Chair  
Alexandria Cestaro, Recording Secretary - Absent  
Tim Lesar (TL), Member  
Fred Sievers (FS), Member  
Lance Spallholz (LS), Member  
Ben Rotondi (BR), Member

Tom Peterson - Attorney  
Gary Putnam - Mayor  
Ivan Zdrahal - Professional Engineer  
Scott Varley - Vamacco LLC

**MINUTES - Meeting 4/13/22**

Peter Sheridan called the meeting to order at 1901.

**Topic: Revision of Village Hill Proposed Cluster Residential Subdivision**

The new proposal increases the number of units on New York Avenue from nineteen to twenty-four. This changes the project from a Cluster Subdivision to a Major Subdivision (twenty units and above is considered major).

Making New York Avenue is the primary concern of the Planning Board, and they feel this topic needs to be addressed before dealing with any other details of the subdivision. The board reviewed the consolidated plan and Village code. The width of New York Avenue will need to be widened to twenty-six feet and require the addition of sidewalks that will connect the development to the Village. This would mean connection down to the bike path. The widening of the road to include those sidewalks will then require taking twelve to fifteen feet of the residents' front yards since there is a steep hill along one-side of the road. The Planning Board doesn't have the authority to do that, so the contractor will need to discuss the issue with the Village Board.

Development plans also currently include the addition of water and sewer lines. Water upgrades will also need to be re-evaluated based on available water pressure. The pumping station may need to be moved. Experts will need to be able to prove that the proposed design will not affect the current Village residents, and those findings will need to be provided to the Village and Planning Boards. The outcome may affect the plans to widen the road.

The Planning Board believes the next step is for the contractor to address the above issues with the Village Board.

The Planning Board made recommendations to not put stormwater controls inside the planned green space and to avoid building down by Morris Road based on previous engineering evaluations done by Lansing Engineering. As a Major Subdivision the contractor will need to seek approval to continue with the Village Board, proposed lot sizes need to be at least a third of an acre, there would need to be alleyways for parking, the front porches must be at least fifty percent of the front of the house, and there need to be two roadway connections.

**Additional Administration:**

Previous meeting minute status:

1. 6/9/2021 Draft - Short Term rentals, Architectural Standards, Griffin's Ridge, Victorian Landing, 21 Janes Ave, Parking
2. No meeting in July or August.
3. 9/8/2021 Draft - 33 Washington Ave. Renovations
4. No meeting in October.
5. 11/10/2021 Draft - Griffin's Ridge Pathways, Victorian Landing Open Item
6. No meeting December - February.
7. 3/9/2022 Draft - Village Hill Proposed Cluster Residential Subdivision

PS - Meeting Adjourned at 1956.