

ZONING BOARD MEETING
September 25, 2019
7:30 PM
VILLAS AT SAND ROCK CREEK
ENGINEERING PLANS
MINUTES

This hearing was called to order at 7:32pm by Deputy Zoning Administrator Buehlhorn.

Zoning Board members present were: Tom Incrocci, Mark Parker, Dale Becherer, Tom Schanherr, Leo Simburger and Mark Mueller. Chairman Lori Rodriguez was absent. Also present were Deputy Zoning Administrator Beth Buehlhorn, Zoning Administrator/Engineer Scott Saeger and Attorney Carmen Durso.

Chairman Rodriguez was absent. In her absence, a motion was made by Tom Incrocci and seconded by Mark Parker to appoint Dale Becherer as Acting Chairman for only the September 25, 2019 meeting. Roll call was taken. Tom Incrocci, aye; Mark Parker, aye; Tom Schanherr, aye; Leo Simburger, aye; Mark Mueller, aye. Motion granted.

Deputy Zoning Administrator Buehlhorn read the Public Notice that was published in the Freeburg Tribune on September 5, 2019.

Acting Chairman Becherer read the letter sent to surrounding residents and the list of those residents.

All who wished to speak were sworn in.

Attorney Durso referenced the letter that Zoning Administrator/Engineer Scott Saeger submitted to Thouvenot, Wade & Moerchen with items to be addressed. Saeger stated that revisions were made for items 1 through 3 and items 5 through 10. The covenants were received for item 11. Our ordinance states there has to be a disclaimer that easements are reserved for drainage which is stated in these covenants, so these are acceptable. Item no. 4 regarding a proposed concrete swale – an enclosed pipe would be preferred but after further research, there are utility conflicts in that area which would create too much work and expense, so the buried pipe will not work and the drawings will remain with the concrete swale. Item no. 12, the drawings do not include a sidewalk inside the subdivision. This is a requirement of the village ordinance. There have been negotiations in the past with developers and the village board. So either the developer needs to add the sidewalks or have a discussion with the village board. Durso asked, with the exception of these issues, does Saeger find the plans to be in compliance with the village ordinance which Saeger stated yes.

Residents, Dale Goldsmith and Jim Meyerscough, were in attendance. They live south of the proposed subdivision and have concerns about the flow of water down to the creek. There has not been any problem in the past but they are concerned with the additional homes. They asked about the concrete swale and if that will help the flow of water coming off the highway. Saeger explained there will not be any change to the drainage from the highway, but there is a detention basin that is proposed for the development. Goldsmith asked developer Frenzel if there are restrictions as for age, income, etc. Frenzel stated no, although there is a Homeowners Association, but Villa's typically are purchased by 55-70 year old's.

Board Member, Tom Incrocci, asked about the relocation of the access road to the lift station and if the Village is in agreement with its placement. Saeger stated he is satisfied. Incrocci inquired about the ADA compliant sidewalk along Sand Rock Road. Saeger explained the reference is to the thickness of the sidewalk and that section of sidewalk will be replaced with the thicker 6" sidewalk where the access road crosses over the sidewalk. Incrocci ask for Saeger to explain what the "proposed lines" are on the drawings. Saeger stated these will not be changing. Incrocci asked where the utilities will be coming in from. Saeger stated the sewer main runs on the west side and will be going to the back along the creek; the water main runs along Sand Rock Road; Saeger was not sure were Ameren will be bringing in the gas lines. He asked about the Open Throat Inlet noted on lot 30 boarder. That is an existing inlet that will drain east with a new concrete swale that will carry water to a new inlet box that will run to the detention basin. Incrocci noted there is only one fire hydrant. Saeger explained there is an existing hydrant on Sand Rock Road. The hydrant noted in the back of the subdivision will only be used by the street department for flushing the water lines. The fire department does not like to use hydrants in the back of subdivisions because they would have to drive past the fire to get to the hydrant.

Board Member, Mark Parker, asked who was responsible for the access road. Saeger explained if the developer dedicated the road to the Village, it would be our responsibility. The village board would then have to accept the dedication. Parker asked Frenzel what his intentions were. He does plan to dedicate the road to the Village but suggest the road be rock which would be easier to maintain. Durso state that would be up to the full board.

A motion was made by Tom Incrocci and seconded by Mark Parker to recommend approval of the engineering plans for the Villas at Sand Rock Creek with the annotations in Engineer Saeger's letter dated September 9, 2019, with the exception that item no. 12 regarding sidewalks needing further discussion with the village board. Roll call was taken. Tom Incrocci, aye; Mark Parker, aye; Tom Schanherr, aye; Leo Simburger, aye; Mark Mueller, aye. Motion was granted.

Meeting adjourned at 8:34pm.