

SMITHTON ZONING BOARD HEARING  
July 7, 2021  
7:30PM  
Hunters Point Engineering Plans  
MINUTES

The hearing was called to order at 7:30pm by Chairman Lori Rodriguez.

Zoning board members present were: Tom Incrocci, Dale Becherer, Tom Schanherr, Leo Simburger, Julie York and Jesse Carlton. Also present were Chairman Lori Rodriguez, Zoning Administrator and Engineer Scott Saeger, Deputy Zoning Administrator Courtney Munie, and Attorney Carmen Durso.

New Zoning Board member Jesse Carlton was sworn in by Village Clerk Parker.

Chairman Rodriguez asked for a motion to approve the meeting minutes from June 14, 2021 - McAleenan -14 N. Main Street. A motion was made by Tom Incrocci and seconded by Dale Becherer to approve the minutes. All were in favor. Motion was granted.

Deputy Zoning Administrator Courtney Munie read the notice as published in the Freeburg Tribune.

Chairman Lori Rodriguez read the letter sent to surrounding residents and the list of those residents.

Applicants Hunter and Shannon Yung were sworn in by Deputy Administrator Courtney Munie.

Hunter Yung explained to the Board that he was presenting the Engineering Plans for Hunters Point subdivision.

Chairman Rodriguez asked Zoning Administrator/Village Engineer Saeger if all of the requested changes to the plans that were submitted by Volkert Engineering had been addressed in the new plans. Saeger replied that they were all changed to his satisfaction.

Yung and Saeger answered questions regarding the updated plans.

The storm sewer system and detention basins for Phase One of the subdivision will be completed first. The detention basins are located as needed but were also determined by lot sizes due to existing fiberoptic lines. Paved ditches were added to the detention areas to prevent silt building

up and limiting the flow of drainage.

Sidewalks will go in after most of the homes are constructed and sold. Saeger asked Hunter not to wait until all of the houses are completed. Yung stated that he could try to do it after 70% or so are completed. The sidewalks will be placed in easements. Yung will try to work with Saeger to have the HOA include setbacks for placement of trees to prevent roots uprooting the sidewalks in the future.

Sprinkling systems as well as sump pumps outlets will be up to individual owners.

A new sewer pipe will hook up to the existing manhole on South Street which will help with overflow problems by piping the water into the new storm sewer system in Hunters Point.

Saeger reminded the Zoning Board that the property for the Assisted Living Center has been annexed into the Village as requested and that an additional entrance/exit connecting the subdivision to Highway 159 does not need to be completed until Phase Two of the subdivision is ready for approval.

A motion was made by Tom Incrocci and seconded by Leo Simburger to approve the Engineering Plans for Phase One of Hunters Point. Roll call was taken: Tom Incrocci, yes; Leo Simburger, Yes; Dale Becherer, yes; Tom Schanherr, yes; Julie York, yes; Jesse Carlton, yes. Motion was granted.

A motion to adjourn was made by Tom Incrocci and seconded by Dale Becherer. The board approved the motion. Meeting was adjourned at 8:16pm.