

# VILLAGE OF ROCKTON PLANNING COMMISSION

Tuesday, September 11, 2018  
7:00 P.M.

## Minutes

Vice Chair Ron Axon called the meeting to order at 7:00 p.m.

### I. Roll Call

Present: Ron Axon, Tom Eddie, Brent Murray, Judy Rossi and Leta Stewart.

Absent: Todd Byxbe, Jason Naill

Staff Present: Patricia Diduch.

### II. Approval of Minutes from June 12, 2018

Motion to approve made by Ms. Stewart. Second by Mr. Murray. Motion approved, 5-0.

### III. Request for Variance for a Detached Accessory Structure Minimum Setback from the Principal Structure from 12 Feet to 0.67 Feet in the R1 Residential Single-Family District – 2324 Winfield Ct., John Rabczak

Mr. Rabczak described his variance request, stating he is not able to meet the required 12-foot setback because of the 75-foot drainage easement. Mr. Axon asked how far it was from the house to the drainage slope of the easement, and Mr. Rabczak said it is approximately 16 feet from the house to the drainage slope. He then added information about the fire wall. Ms. Rossi asked what is on the east side of the property, and Mr. Rabczak said there is another drainage easement. Mr. Eddie stated he did not think there was any other place for the shed to be located on the lot.

Mr. Axon asked how tall the shed is, and Mr. Rabczak replied it is 10.5 feet tall. Ms. Diduch added the height maximum is 20 feet.

Ms. Stewart asked what precedent this sets for the Village. Ms. Diduch explained the findings of fact process and variation criteria, and that a variation should meet all seven criteria with the findings of fact reflecting that it meets it all the criteria.

Mr. Eddie stated he supports the variation request. The Commissioners discussed how to word the request. Discussion ensued regarding the hardships regarding this particular lot. Mr. Eddie thought a firewall would be sufficient, and this lot's shape is very unusual. Mr. Murray discussed each criterion.

Mr. Eddie made a motion to recommend approval of the variance request with the findings of fact being amended reflecting all seven criteria being met. Second by Mr. Murray. Ms. Stewart expressed concern about setting a precedent for sheds. Mr. Eddie then stated the alternative would be storing these items in the yard, which is not what the Village would like either. Mr. Axon expressed his support because of the irregular lot. Motion not approved, 2 ayes and 3 nays.

IV. Old Business

A discussion ensued regarding the hotel project in the news recently.

V. New Business

None.

VI. Adjournment

Motion made by Mr. Murray. Second by Mr. Eddie. Motion approved, 5-0. Meeting adjourned at 7:34 p.m.