

**Planning Commission
Village of Roaming Shores
Wednesday, September 6, 2017**

Chairman Al Rubosky called the public meeting to order at 7:00 p.m.

Members present: M. Hocevar, J. Sylak, H. Mayernick, K. Grippi, zoning inspector, J. Ball, mayor, A. Rubosky, chair, K. Smith, solicitor

Guests: K. Soltese, J. Lindner

Minutes: The minutes from Wednesday, August 2, 2017 were read and H. Mayernick motioned for approval; J. Ball seconded.

Zoning Inspector's Report: Six permits (deck, fence, lot clearing, shed, two new houses at #717 and #1569)) were issued in July; zero violation, three green tags (brush pile, two illegal sheds). 54 contractors registered to date. It was reported that Council Member R. Cook has issue with the zoning inspector spending time monitoring shoreline floating platforms, which are tethered to the lake bottom. Mr. Cook argues if a platform is fastened to the lake bottom it's none of the village's business.

Old Business: All old business tabled.

New Business: Ms. Lindner gave an analysis of the village's zoning code and its standards on P.U.D.'s in relationship to a proposed a condominium development to be located at State Route 6 and Evening Star Drive. She recommended a P.U.D. be pursued for the proposed development as opposed to multi-family residential. She outlined various scenarios and stated the developer has to make a choice between applying for one variance as a P.U.D. or six variances to construct under multi-family. Ms. Lindner will update the draft terms and conditions for a permit (aka...development agreement) after reviewing written comments from Mr. Soltese. The solicitor asked Mr. Soltese to inform the village how rules will transfer from the developer to new condominium unit owners and then, possibly or ultimately, be enforced by the village. Further, Mr. Smith stated the village must have assurances about how and by whom the rules will be enforced if the condominium association fails. Solicitor Smith finally asked for Mr. Soltese to have his attorney, Jeff Watson, contact him by phone to discuss.

The next meeting: Wednesday, October 4 2017 at 7:00 p.m.

Adjournment: H. Mayernick moved for adjournment at 9:00 p.m.; J. Ball seconded

Respectfully submitted, K. Grippi