REVISED

MINUTES
REGULAR MEETING OF VILLAGE OF FRANKFORT
PLAN COMMISSION / ZONING BOARD OF APPEALS
JANUARY 12, 2017 – VILLAGE ADMINISTRATION BUILDING
432 W. NEBRASKA STREET

Call to Order Chair Don Schwarz called the meeting to order at 6:30 P.M.

Commissioners Present:	Alicia Hanlon, Sue Anstett, Maura Rigoni, Mike Collins, Lisa Hogan, and Don Schwarz
Commissioners Absent:	Jessica Petrow
Staff Present:	Director of Development Services Jeff Cook, Building Supervisor Adam Nielsen and Administrative Assistant Marina Zambrano
Elected Officials Present:	Liaison to the Village Board Trustee Mike Stevens and Mayor Jim Holland

A. Approval of Minutes from December 8, 2016

Motion (#1): Approve the minutes from December 8, 2016.

Motion by: Rigoni Seconded by: Hanlon

Approved (6 to 0)

B. Workshop – Simon Variance

Future Public Hearing Request: Building materials variance to permit the use of non-masonry materials on the first floor of a single family home proposed at 21958 Princeton Circle.

Building Supervisor, Adam Nielsen presented the staff report and provided an overview of the request. Owner of the lot, Steve Simon, was in attendance and further described the proposal, noting that other homes in Frankfort have been constructed with similar materials on the first floor. He added the proposed home is ±2,600 square feet with approximately 30% of the first floor exterior finished with LP composite siding. Mr. Simon stated the use of non-masonry materials on the first floor is desired to accomplish the 'craftsman' style appearance and he presented commissioners with a photograph of a similar home constructed in a mountainous area. Mr. Simon indicated he increased the roof pitch from 6/12 to 8/12 to comply with current new construction regulations but felt full masonry would not fit his design. Simon continued noting he submitted the elevations to the HOA and received private approval of the design and said there are other homes in the subdivision that do not meet the first floor masonry requirement.

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During the Plan Commission Discussion:

- Commissioners discussed how many vacant lots were remaining in the Heritage Knolls Subdivision and the reluctance of granting a variance of this kind because of its precedent setting nature.
- Members discussed the building requirements of an R-2 subdivision and felt that the side elevations of the home provided an architectural feel that was lacking without the use of masonry materials.
- Commissioners discussed the first floor material standards in Heritage Knolls and added that the vast majority of homes meet the building requirements and allowing the use of non-masonry materials on the first floor elevation could make this home look out of place.
- ~~Commissioners commented they would like to see revisions made to the first floor elevations and incorporate masonry materials that are consistent with Village requirements.~~ Commissioners discussed possible revisions to incorporate masonry materials on the first floor elevation that are consistent with Village requirements, however some felt they'd like to understand the prevalence of non-masonry in the neighborhood before reaching a conclusion.
- Commissioners requested additional information be provided concerning the nature of residences already constructed in the subdivision and the number of lots remaining to be constructed upon.

C. Workshop – Iron Gate Estates Subdivision

Future Public Hearing Request: Rezoning from ER to R2 upon annexation in connection with a proposed 9-lot single-family subdivision. Other requests: Preliminary & Final plat approval.

Building Supervisor, Adam Nielsen presented the staff report and provided an overview of the request. Civil engineer for the project, Mike Ford, was in attendance and further described the plans.

During the Plan Commission Discussion:

- Members discussed the proposed zoning district and confirmed with the applicant the propose Lot 3 will be revised to meeting the 15,000 SF minimum requirement.
- Engineer Mike Ford discussed the relocation of the entrance road to the east to address previously expressed concern for southbound headlight glare. He confirmed the pond design is a dry bottom design however they propose a native plant mix to provide a low maintenance improvement for the association. Members requested a more detailed exhibit to illustrate the location of the entry road.
- Commissioners noted the sidewalk extension from the proposed entrance to Locust Street was not illustrated on the plans. The applicant confirmed the sidewalk is proposed and will be included on the final engineering plans.
- Members discussed tree preservation efforts. The applicant commented that they intend to preserve trees in certain perimeter areas and plan to plant 30-40

additional large caliper trees throughout the subdivision. The applicant indicated the landscape plan will be updated to include more information.

- Members discussed plantings along the north side of Colorado and requested the design not include a berm because it would be inconsistent with the existing appearance of Colorado Avenue.
- Commissioners inquired about the proposed retaining wall and requested a material sample be identified.

D. Final Plat Approval – Powell Resubdivision

Request: Final plat approval to resubdivide two existing lots in the Hickory Creek Northwoods Subdivision into two new lots, generally located on the east side of LaGrange Road and South of the property at 20245 S. LaGrange Road.

Chair Don Schwarz swore in all those wishing to provide public testimony. Director of Development Services Jeff Cook presented the staff report and provided an overview of the request. No further comments were offered on the Plat.

Motion (#2): Recommend the Village Board approve the Final Plat of the Powell Resubdivision, as presented.

Motion by: Rigoni Seconded by: Anstett
Approved (5 to 0)

E. Public Comments

None

F. Village Update

Trustee Stevens provided an update on recent Board action

G. Other Business

None

H. Attendance Update

All Plan Commission Members present confirmed their attendance for the next meeting to be held on January 26, except Alicia Hanlon.

Motion (#3): Adjournment (7:35 PM)

Motion by: Rigoni Seconded by: Anstett
Unanimously approved by voice vote.

Approved January 26, 2017

As Presented X

As Amended

/s/Don Schwarz, Chairman

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_____ /s/ Secretary