

City of Long Grove
January 15, 2018 Plan & Zone Meeting Minutes

Present: Mark Abdon, Merle Hermesen, Doug Morrell
Absent: Kent Long
Guests: Giles Looney

Merle opened the meeting at 7:12 p.m. Doug motioned to approve the agenda, seconded by Mark, all ayes.

Doug made a motion to approve the October 16th minutes, seconded by Mark, all ayes.

Giles gave the P&Z a quick update on the Schreck project stating that the City Council waived the review of the preliminary plat. The final plat was submitted to Giles, the city attorney and the city engineer for their review. Sue Schreck had brought the final plat to the last P&Z meeting, but no one had an opportunity to review it prior to that time. The city engineer noticed the following day that the hammerhead on the final plat was changed back to the smaller size, so that will have to be addressed as well as the utility easements, sidewalks and the green space dollar amount.

Merle stated that 10% of greenspace is to be turned over to the City or a dollar amount is to be donated to our existing parks. Giles asked the P&Z "10% of what? What the lot was bought for, what it's worth now, what it's worth as a lot or what it's worth as farm ground?" Giles informed them that what they decide here will be used as a benchmark for the Zrostlik and Grunwald developments that follow.

The Board then reviewed the information Giles presented on the Rasche setback. Giles informed them that Jim Rasche wants to construct a 16 x 8 foot deck at his home at 408 Amethyst which would encroach 8 foot into

the 30 foot rear setback. Giles stated that this is a unique lot on the cul-de-sac that borders the detention area. He said if the variance were to be granted, it would not be blocking anyone's line of site. However, he also pointed out that Rasche created his own problem by building too big of a house on the lot or purchasing a lot that wasn't big enough for the house he was going to build.

Merle was concerned about the drainage issue. Merle showed the Board pictures from his phone on how high the water in the detention area has gotten in the past. Merle suggested that the Board have more time to review this situation before making any decision. Doug recommended tabling this discussion until the next meeting, seconded by Mark, all ayes. Giles asked what he could do to help with this process – possibly putting flags where the deck is to be placed and/or getting pictures so the P&Z would have a visual? Merle nodded in agreement. Giles said he would suggest to Jim Rasche that he attend the next P&Z meeting to address any questions the Board may have.

Giles pointed out to the P&Z that it is their call on this potential variance – the City Council does not get involved in this at any point. If the P&Z doesn't grant the variance, Jim Rasche could appeal to the P&Z, but not to the City Council.

Giles also informed the Board that we have a new city engineer coming onboard this year – Veenstra & Kimm, Inc.

Merle stated that the storm water runoff is going to be a big issue in the near future, especially with Grunwald starting his 2nd Addition. It needs to be contained so the City Park isn't flooded. Giles said if Winfield 3rd wasn't originally designed to accept the water runoff from Winfield 2nd Addition, it will have to be modified.

A discussion then took place on obtaining a candidate for the open seat on the P&Z. The Deputy Clerk said she would contact Nikki Sailor who applied for the previous P&Z opening to see if she might still be interested in the

position. Doug stated that he might be leaving in the June timeframe as they have plans to move.

Doug motioned to adjourn the meeting, Mark seconded, all ayes.

Respectfully submitted by Pamela Petersen