

**MINUTES OF A REGULAR PLANNING COMMISSION MEETING HELD,
TUESDAY, FEBRUARY 8, 2011 – 6:30 P.M. – ROCKVILLE CITY HALL**

The meeting was called to order by Chair Toni Honer. Roll call was taken and the following members were found to be present: Chair Toni Honer, Dale Borgmann, Susan Palmer, Jerry Tippelt & Jerry Bechtold.

Staff members present were: Zoning Administrator Rena Weber and Billing Clerk/Administrative Assistant Judy Neu.

Council members present were: Mayor Jeff Hagen, Councilors Jerry Schmitt, Don Simon, Jeff Howe, Randy Volkmuth & Duane Willenbring. Absent Bill Becker.

Others present: Chelle Benson, Cherie Verkinnes & Bill Lommel.

APPROVAL OF AGENDA/AMENDMENTS – Motion by Member Palmer, second by Member Borgmann, to approve the agenda. Motion carried unanimously.

APPROVAL OF MINUTES 01/11/11 – Motion by Member Tippelt, second by Member Palmer, to approve the minutes of 01/11/11 as presented. Motion carried unanimously.

NEW BUSINESS

400 SUPPER CLUB @ 25958 LAKE ROAD – VARIANCE REQUEST: Zoning Administrator Rena Weber read the notice of public hearing which states that Rockville Planning Commission will hold a public hearing on **Tuesday February 8, 2011 at approximately 6:30 p.m. at Rockville City hall (229 Broadway Street East)** to consider the request of Cherie Verkinnes for a variance from road setback requirements. The address of the property is: 25958 Lake Road with a legal description of:

Parcel ID# 76.41600.800/001 – 2.13 Acres Formerly in the City of Pleasant Lake now City of Rockville

The request is to construct a 6' x 7' attached extended roof in the B-2 Business District.

Variances from the following will be discussed:

1. Setback from center line of Lake Road should be 63' (actual 29')

STAFF REPORT

Re: Variance Request
76.41600.0800/001: Owners: Cherie Verkinnes
Property Address: 25958 Lake Road

Variance(s) Requested:

1. Variance to construct a 6' x 7' attached extended roof in the B-2 Business District and also the Shoreland Overlay of Pleasant Lake a Recreational Development Lake.
2. Said request is to also locate said structure 29.00 feet from the centerline of the roadway – (should be 63') Lake Road and
3. Impervious Surface – there will be no increase in the impervious surface

Construction Requests:

1. Construct attached extended roof

Relevant Information:

1. This property is located within the 1000' Shoreland Overlay District.
2. 12 notices of public hearing were sent out.

Recommendations:

1. This requires 1 variance on a non-conforming lot that was in place before the ordinance was adopted.

2. Applicant states the purpose of the request is for safety reasons and once constructed the attached roof will divert water, snow & ice elsewhere. This should be identified as to where the runoff will go – will it go to the lake or be mitigated?

Motion by Member Borgmann, second by Member Tippelt, to close the public hearing at 6:35 p.m. Motion carried unanimously.

A review of the finding was done (A copy of the finding of facts is hereby attached and marked Exhibit A)

1. 5 yes
2. 5 yes
3. 5 yes
4. 5 yes
5. 4 yes 1 no why: Still has reasonable use of the property.

Motion by Member Borgmann, second by Member Bechtold, to recommend approval of the Variance Request and the run off will be directed away from the lake. Motion carried unanimously.

DISCUSSION ON R-5/10 & SPEAKER CHELLE BENSON:

Motion by Member Bechtold, second by Member Borgmann, to send a scope of work to the Council. Motion carried unanimously.

ADJOURNMENT – Motion by Member Borgmann, second by Member Tippelt, to adjourn the meeting at 8:33 p.m. Motion carried unanimously.

**JUDY NEU
BILLING CLERK/ADMINISTRATIVE ASST**

**TONI HONER
CHAIR**