



Zoning Ordinance Special Meeting Minutes – Village of Timberlane – August 10, 2005

1. Call to Order at 6:34 pm at Boone Lake Clubhouse by President Steve Rapp.
2. Roll Call – Steve Rapp, Sylvia Gorman, Bob Blood, Bob Marner, Ron Stelling, Ron Lewandowski and Dixie Timmerman were present. Donna Leone and Debbie Marner were absent. There were approximately 25 guests, including Don Larson, Bill Hoyt and Marvin Keys.
3. Bill Hoyt from 3 Hammer addressed the Board regarding a pre-annexation agreement for the 78 acres west of the airport entrance on Route 76. The subdivision he's proposing would have more than 2 lots per gross developable acre. Don Larson suggested we set up our zoning ordinances first, and then entertain petitions for a variance. Motion by Ron S, seconded by Bob B to table the issue until our zoning ordinance is in place. Vote all ayes.
4. Moved on to Zoning Ordinances. Discussed differences between Urban Transition, Rural Estate and A1 zoning. The Board requested that Don Larson add A1 zoning to the proposed ordinance and copy Boone County's A1 language into our ordinance. The proposed zoning map should show all current A1 and A2 lots as A1.
5. Discussed non-conforming lots and terms and conditions on them.
6. Marvin Keys, the attorney for the First Rockford Group, requested that the Board zone the Behling property (21 acres on the east side of Caledonia Road) as R1 on the new zoning map. The land is currently zoned A1 and he would like to save the time that would be required to go through a formal change request if the A1 zoning is carried forward. After the zoning is changed Mr. Keys intends to ask the Board to approve a subdivision on that land. Motion by Bob B, seconded by Bob M to change 21 acres on Caledonia Road to R1, subject to receiving a letter from the Behlings (property owners) requesting such and receipt of re-zoning fee. Roll call vote: Bob B, Bob M, Ron S, Ron L, Dixie – aye, 0 – nay, Donna – absent.
7. Don Larson will make the requested changes to the zoning ordinance and provide machine readable copy for publication on the Village web site. This should be posted prior to the next regular meeting on August 18, 2005.
8. On another topic, N. Boone Fire District # 3 is asking us to adopt the International Fire Code at our next meeting. They're asking everyone they support to adopt this code. This pertains to building codes, not to burning. This only affects future building. Our building inspector would enforce this.
9. Discussed resident on Dawson Lake Road west of Caledonia Road who's filled in part of his ditch and is using it to access Dawson Lake Road. He's not supposed to have access to Dawson Lake Road from his property. We'll send him letter saying he has to restore the area to its previous condition.
10. Motion by Ron S, seconded by Ron L to adjourn at 9:34. Vote all ayes.