



Regular Meeting Minutes – Village of Timberlane – September 15th, 2022

1. Call to order at 7:00pm by President, Steve Rapp at the Timberlane Village Hall at 2940 Charleston Ct., Caledonia, IL 61011.
2. Roll call: Present: Steve Rapp, Stacy Kleyn, Debbie Marner, Jonathan Lipscomb, Andrea Ulbert, Greg Hills, Donna Leone, and Darcy Hills. Absent: Paul Loner
3. There were 75 guests plus a filming crew.
4. Motion made by Darcy Hills, seconded by Greg Hills to approve August 18th, 2022, regular meeting minutes. Vote all ayes, 0 nays, 1 absent.
5. Motion made by Greg Hills, seconded by Andrea Ulbert to approve August 17th, 2022, Planning and Zoning Committee meeting minutes. Vote all ayes, 0 nays, 1 absent.
6. Motion made by Darcy Hills, seconded by Greg Hills to approve September 7th, 2022, Planning Zoning Committee’s Public Hearing meeting minutes. Vote all ayes, 0 nays, 1 absent.
7. President’s Report: Steve Rapp comments are located within the meeting minutes.
8. Treasurer’s Report:
 - a. Motion made by Jonathan Lipscomb, seconded by Donna Leone to approve the August 2022 Treasurer's Report. Vote all ayes, 0 nays, and 1 absent.
 - b. The following bills were submitted for payment. Motion made by Greg Hills, seconded by Donna Leone to approve bills. Roll call vote: Ayes: Andrea Ulbert, Darcy Hills, Jonathan Lipscomb, Greg Hills, Donna Leone. Nay: 0, Absent: Paul Loner.

Date	Number	Payee	Payment	Motion Made:	Motion Seconded:
9/6/2022	MyTaxIL	Illinois Department of Revenue	\$ 116.33	Greg H	Donna L
9/8/2022	3020	Com Ed	\$ 37.67	Greg H	Donna L
9/8/2022	3021	Frontier	\$ 103.24	Greg H	Donna L
9/15/2022	3022	Darcy A Hills	\$ 135.47	Greg H	Donna L
9/15/2022	3023	Debra K Marner	\$ 338.68	Greg H	Donna L
9/15/2022	3024	Donna M Leone	\$ 87.40	Greg H	Donna L
9/15/2022	3027	Jonathan M Lipscomb	\$ 291.69	Greg H	Donna L
9/15/2022	3028	Paul D Loner	\$ 87.40	Greg H	Donna L
9/15/2022	3029	Stacy M Kleyn	\$ 423.00	Greg H	Donna L
9/15/2022	3030	Stephen M Rapp	\$ 799.00	Greg H	Donna L
9/15/2022	3031	Gregory S Hills	\$ 158.40	Greg H	Donna L
9/15/2022	3032	Debra K Marner	\$ 10.00	Greg H	Donna L
9/15/2022	3033	Boone County Journal	\$ 80.00	Greg H	Donna L
9/15/2022	3034	B & F Construction Code Services, Inc.	\$ 1,403.14	Greg H	Donna L
9/15/2022	3035	Midwest Dirt	\$ 1,640.00	Greg H	Donna L
9/15/2022	3036	Gregory S Hills	\$ 159.51	Greg H	Donna L
		Total Funds	\$ 5,870.93		
		US Bank - General Checking - Non-Specific	\$ 4,230.93		
		US Bank - General Checking - Street	\$ 1,640.00		

9. Committee Reports
 - a. Finance
 - i. None.
 - b. Planning and Zoning

- i. Jonathan Lipscomb, Chairman, read the recommendation of dis-approval concerning the Oscar Mike Foundation's special use permit application from the 9/7/22 Planning Zoning Committee's Public Hearing. Steve Rapp thanked the committee members for their diligent work investigating this special use request on behalf of Timberlane Village.
- c. Roads/Highways/Bridges
 - i. Steve Rapp requested from Justin Krohn, Boone County Highway Dept., an estimate for resurfacing, paint striping and butt joints for 1.2 miles of Orth Road. Early estimates of \$130,000 only include the 2" asphalt overlay.
 - ii. Midwest Dirt has been notified that Dawson Lake Road now has a hole in the new asphalt above a rusted-out culvert pipe.
 - iii. Motion made by Darcy Hills, seconded by Andrea Ulbert to approve Midwest Dirt's quote for \$26,845 as received for three elliptical concrete culvert pipes and new asphalt. These 3 culvert crossing locations include 1) the west end of Orth Road \$9,235.00, 2) 3874 Orth Road \$9,235.00 and 3) Squirrel Tree and Orth Road \$8375.00. Roll call vote: Ayes: Andrea Ulbert, Jonathan Lipscomb, Darcy Hills, Greg Hills, Donna Leone. Nays: 0, Absent: Paul Loner.
 - iv. Resident at 3577 Prairie Lane asked for rock for water flow where Prairie Lane backs up to the Boone Lake rifle range. Midwest Dirt reviewed and recommends rock. The trustees see this as the homeowner's responsibility.
- d. Village Hall (located at 2940 Charleston Ct)
 - i. Storage room cleanout: Greg Hills offered to contact Clark Mosquito for proper disposal. Road signs and other items will be inventoried.
 - ii. Commercial Lease agreement has been reviewed by the village attorney and is ready for board of trustees review at the October regular meeting.
 - iii. Immanuel Lutheran Church has requested approval to add a shed. Steve Rapp will ask Paul Loner to contact the Newbury Place HOA president.

10. Old Business

- a. Single garbage waste hauler RFP discussion update. Greg Hills has the survey postcards stamped and ready to mail. However, the board of trustees opted to hold off mailing them at this time.

11. New Business

- a. Discussion from the guests (pro/con) on the Oscar Mikes' Foundation special use permit application included:
 - i. Ryan Curry, Boone County District 2 rep., stated he is a disabled veteran and he spoke against the points of interest found in resident Mike Kuss' letter. A lively discussion ensued debating the pros/cons with the guests.
 - ii. Noah Currier, Oscar Mike's founder, spoke on firearm discharge and the amount of shooting. He offered time restrictions on shooting and stated they are not operating a gun range. Preservation of the creek and the land he stated, "not in a million years do we want to change it". He has enjoyed seeing this beautiful property for 40 years now. The veterans use a 9,000 sq ft home now which Noah sees as a large home not a dorm like facility where veterans are served together. Noah asks what are you really sacrificing?

- b. Motion made by Jonathan Lipscomb, seconded by Greg Hills to open the discussion from the board of trustees on Oscar Mike’s special use application. Vote all ayes, 0 nays, 1 absent.
 - i. Jonathan stated that no ATVs should operate within 100 ft of west of property. No discharge of firearms outside of legal hunting. Noah Currier asked if that was fair when AG property owners shoot any time of year.
 - ii. Greg Hills said he is not for restrictions of gun shooting with the understanding that Noah will restrict the timeframe.
 - iii. Jonathan questioned the dorm and gym building size. Noah said building would start in stages. The wood and glass will fit the surrounding properties. Southeast corner of the property is for the dorm/gym. Jonathan asks what is a responsible size in the southeast corner? Noah stated it is not possible to know the footprint of the building. Noah does not know parking lot size yet.
 - iv. Andrea Ulbert asked about the building timeline. Noah stated it will take 1 to 2 years to build.
 - v. Jonathan said any future expansion requires another special use application. Noah was agreeable.
 - vi. Jonathan stated that all Agriculture Chapter 6 will apply. If this property is re-sold approved special uses/restrictions will not transfer to new owners.
- c. Motion made by Jonathan Lipscomb, seconded by Greg Hills to approve Oscar Mike’s Foundation special use permit with the exceptions outlined below. Roll call vote: Ayes: Darcy Hills, Jonathan Lipscomb, Donna Leone, Greg Hills, Andrea Ulbert, Nays: None, Absent: Paul Loner.
 - i. Exception to the applicant's Special Use Permit Request for a single “dorm-style facility with a gym” (i.e., a home) limited to 30 overnight persons, and a parking area, and an auxiliary outbuilding in the southeast corner of the 47.7-acre Parcel # 03-35-300-006 is a permitted use as outlined in the Village of Timberlane Ordinance Chapter 6: Agriculture; and it has been determined to be compatible with the surrounding area of the village. After careful consideration, it has been determined by the Board of Trustees that the intended special use will not be detrimental to the public health, safety, or welfare, or be injurious to neighboring properties.
 - ii. After careful consideration, it has been determined by the Board of Trustees that any future expansion on the property requires a special use permit application as future expansion may be detrimental to the public health, safety, or welfare, or be injurious to neighboring properties.
 - iii. Furthermore, after careful consideration, it has been determined by the Board of Trustees that the operation of motorized vehicles (ATVs) shall not be permitted within any designated wetlands or within 100 feet from the property line of the 55-acre Parcel # 03-35-400-002 to the west as these activities would be detrimental to the public health, safety, or welfare, or be injurious to neighboring properties.
 - iv. All other restrictions and zoning requirements as outlined in the Village of Timberlane Ordinance Chapter 6: Agriculture will still apply to the property.

- v. The special uses granted under this special use permit will not be transferrable to future owners without pursuing these or similar provisions through the special use permit process.

12. Actions from previous meetings:

Open Actions:	Meeting	Contact
Revision of Timberlane By-laws to include electronic attendance	Mar 2014	Debbie Marner
Timberlane has been asked to adopt 2015 International Residential Codes for Inspections (IRC, IBC, IMC), 2014, 2011 NEC codes.	Oct 2016	Steve Rapp along with Drew Bliss
Review three draft ordinances and provide guidance to the board: O20-324-03 Burning ordinance, O20-324-04 Noise ordinance, O20-324-05 Street Parking ordinance	April 2021	Steve Rapp, Trent Ferguson, attorney
New Ordinance stating the surface of driveways within the easement shall match the roadway surface type that it intersects (J. Krohn)	Oct 2021	Steve Rapp, Trent Ferguson
IL EPA storm water waiver in progress.	2021	Steve Rapp, CES
Ask the BC Health Dept for removal options concerning the mosquito larvae briquets in the storage room. Ask Midwest Dirt and Chad's Excavating about signs and barricades.	June 2022	Steve Rapp
Donna Leone asked about adding a speed limit sign on Orth Rd near 76 since there may not be one in the area.	Aug 2022	Steve Rapp

13. Motion made by Jonathan Lipscomb, seconded by Donna Leone to adjourn at 8:45pm
Vote all ayes, 0 nays, and 1 absent.