

**Planning & Zoning Committee Meeting
February 18, 2016 - 7:00 a.m.
Village Hall Conference Room**

Attendance

Committee Members:	
Timothy Nugent, Mayor	x
Todd Crockett, Trustee (7:05 a.m.)	x
Diane Dole, Trustee	x
Other attendees:	
Tim Boyce, Village Trustee	x
Bernie Thompson, Village Administrator	x
Chris LaRocque, Dir. Of Bldg/Zoning	x
Casey Meier, MHS Art Teacher	x
Darla Hurley, Deputy Village Clerk	x

Meeting was opened by Mayor Nugent at 7:00 a.m.

Public Participation: Casey Meier, MHS Art Teacher, asked that the Village consider a concept that Mr. Roger Schnitzler, MHS Principle, would like to have her art students do similar to the mural project and yarn wrapping that was completed last year. The concept would be to paint doors using a theme around words that are at MHS such as: community, pride, value, commitment, etc. The word would be at the top of the door and then the students would paint or illustrate the word on the door. The doors would be placed around the village in different locations. The max of 12 doors would be used. Details will be worked on if the village is ok with the concept.

MOTION: A motion by Todd Crockett to accept the minutes of the January 21, 2016 meeting as presented. Seconded by Mayor Nugent. Voice vote - Ayes: Crockett, Dole and Nugent. Nays: None

1. Permit Extensions:

Mr. LaRocque stated that the Township Assessor has a program that allows for model homes to be assessed differently than completed homes. The builder fills out an application and the home can be assessed as a model for up to 10 years. Our current code allows up to 24 months for a contractor to build the structure; this includes the 8 month permit, 2 extensions and then another 8 months if the permit fees are paid again. The Committee felt that the current village code does not need to be changed.

2. Treehouse/Forts:

Any treehouse/fort constructed at this time would fall under the accessory structure use of our code, unless it would tie to a swing set. Any treehouses or forts that may be seen around the village were built prior to the current code being in place.

3. Shedwill Update:

The Village code has held up in the court system. The Village has been informed by our Village Attorney that we can anticipate cooperation from Mr. Shedwill. He will be bringing in new plans that are in compliance with current village code.

4. Tarps on Roof:

The Village does have two properties that continue to have tarps on their roofs. Mr. LaRocque is trying to contact the owners, but it has been difficult with one of the homes being in foreclosure. This long term use of tarps on roofs is in violation of the maintenance code. Mr. LaRocque will continue to work on the problem with the goal to fix the roof. The village wants compliance, otherwise a ticket will be issued.

5. Natural Disaster Rebuilding:

Trustee Crockett asked that this item be discussed after working in Coal City and finding that some homes that were damaged due to the tornado were not insured. The Village of Coal City had the properties demolished at the village's expense. Trustee Crockett asked about whether the village is liable in these types of situations. Mr. LaRocque did state that there is a process using the court system that the village can use to have the property demolished and a lien placed on the property.

6. Curwick Project – Marquette Place South:

At the last meeting a preliminary project was given to the committee for review. Mr. LaRocque was instructed to review the project and village codes. Mr. LaRocque presented his findings. The committee felt that the density is high and they could not support the project as it is planned currently. Mr. Curwick will be contacted to see if he would like to make any changes to the plan.

7. Misc.:

- Trustee Crockett asked if the use of a drone would be beneficial to the police, public works or building/zoning departments. The Village would rather out-source any use of a drone than purchase one for village use.

Meeting adjourned at 8:03 a.m.

Minutes respectfully submitted by Darla Hurley, Deputy Village Clerk