

VILLAGE OF MANTENO
PLANNING COMMISSION MEETING
March 14, 2017

The meeting was called to order at 6:05 p.m.

Roll Call: Present: Todd Creek, Dan McGowan, Jerry Dole, and John Fetherling
Absent: Emily Fisher-Gentry, Francis Smith, Melvyn Marshall

Attendance: Chris LaRocque, Director of Building & Zoning; Ryan Marion, Building & Zoning; Trustee Diane Dole

With the absence of Chairman Smith, Commissioner Fetherling chaired the meeting.

Pledge of Allegiance – Chairman Pro-Tem Fetherling

MOTION: A motion was made by McGowan, seconded by Dole, to waive reading of the minutes of December 13, 2016 and accept them as presented. Motion approved 4-0. Gentry, Smith and Marshall absent.

Chairman Pro-Tem opened the Public Hearing portion of the meeting.

PUBLIC HEARING:

1. PC-VAR 16-05 – A request by Haide Estrada for a variance to Village Ordinance 9-13-14(A)3, Pole Signs in the FB-1 Zoning District to allow for the an additional thirty-five (35) square foot sign, per side, to be added to their existing pole sign located at 315 North Locust Street.

The petitioner was not present at the meeting.

MOTION: A motion by Creek, seconded by McGowan, to continue meeting even though the petitioner was not present. Motion approved 4-0. Gentry, Smith and Marshall absent.

Commissioner Creek asked Mr. LaRocque what is the procedure or current ordinance on signage in windows. Every window at this location has a sign in it. Mr. LaRocque stated that the ordinance is silent concerning window signage.

Commissioner Dole stated that the current signage in the windows does not state that he is a restaurant.

Mr. LaRocque stated that the ordinance is not specific for window signage since most businesses self-monitor and would like their customers to see inside their business. There have been no complaints to date for excessive window signage. There have been no reasons for rules to be put in place for window signage.

Mr. LaRocque stated that the petitioner wants to place the new sign directly below the existing show which could be a site line issue for those high profile vehicles pulling in and out of the parking lot.

Commissioner Pro-Tem Chairman opened the floor to any comments from the public. There were no comments from the public.

There were no further questions or comments from the commission.

Chairman Pro-Tem Fetherling closed the Public Hearing.

NEW BUSINESS:

Commissioner Creek stated that the current sign is oversized but was grandfathered in when the code was changed. There would be a site visibility issue if we granted this variance. Size requirements for this zoning district were put in place for a reason and even though the village wants to see businesses succeed, having a larger sign does not make the business successful.

MOTION: A motion by Creek, seconded by McGowan, to deny the variance request as presented and recommend to the Village Board that the variance request for an additional pole sign be denied at 315 North Locust Street. Motion approved 4-0. Gentry, Smith and Marshall absent.

OLD BUSINESS:

None

Comments:

Chairman Pro-Tem Fetherling asked that Mr. LaRocque to have some discussions about window signage. Mr. LaRocque stated he would take the suggestions to the Village's Planning & Zoning Committee.

Mr. LaRocque stated that there will be an April Plan Commission meeting for a variance request concerning a car port in the front yard.

Mr. LaRocque introduced Mr. Ryan Marion. He will be replacing Mr. LaRocque in the Building and Zoning Department once Mr. LaRocque is promoted to the Village Administrator position in May.

MOTION: A motion by Dole, seconded by McGowan to adjourn the Plan Commission meeting at 6:25 p.m. Motion approved by voice vote.

Minutes respectfully submitted by Darla Hurley, Deputy Village Clerk