

**Committee of the Whole Meeting
Planning & Zoning
January 19, 2017 - 7:00 a.m.
Village Hall Conference Room**

Attendance

Committee Members:	
Timothy Nugent, Mayor	x
Todd Crockett, Trustee	x
Diane Dole, Trustee	
Tim Boyce, Village Trustee	
Joel Gesky, Village Trustee	x
Wendell Phillips, Village Trustee	
Other Attendees:	
Chris LaRocque, Dir. Of Bldg/Zoning	x
Bernie Thompson, Village Admin	x
Jim Hanley, Super of Public Works	x
Rhonda Kinstner	x
Mike Parker	x
Darla Hurley, Deputy Village Clerk	x

Meeting was opened by Trustee Crockett at 7:00 a.m.

There was no Public Participation.

There was not a quorum. Approval of the minutes from the October 20, 2016 and the November 17, 2016 meeting was postponed until the next Planning & Zoning Meeting.

1. Kinstner TIF Fund Request:

Mr. & Mrs. Rob Kinstner have purchased property located on Route 50. It is located just south of Parker Towing. They would like to open a used car lot and sale of golf carts. Mr. LaRocque prepared a sheet showing the location of the property. Under the FB1 zoning the project would require a special use permit, the paving of the parking lot and the need for an ADA bathroom. The property currently does not have sewer service. They are requesting the Village to help with the cost of running the line. Mr. LaRocque asked Mr. Geoff Aggen with Tyson Engineering, to give a rough estimate. Mr. Aggen stated it could be approximately \$29,000 for the village to install. A private contractor could possibly do it cheaper.

Mayor Nugent stated that village needs to see if the cost of the installation is beneficial to the village. If the business increases sales tax revenue and property tax revenue, then the village could enter into an agreement to give back a portion of the cost over a specified time period. The owner of the property would need to pay for the improvements up front.

Mr. Thompson did have an email from our Village Attorney, Joe Cainkar, stating that the village can enter into an agreement using “new money” that the new business would create. (Copy of email is located in meeting packet). Mr. Thompson also stated that a TIF Façade program is available.

Mrs. Kinstner will talk to her husband and call Mr. Thompson with any further questions. Mrs. Kinstner exited the meeting at 7:20 a.m.

2. Rock Creek Nature Park/Trail – Boudreau Park kayak/canoe launch:

Trustee Crockett would still like to see a nature park and/or trail developed in the retention area of Rock Creek Subdivision. The use of natural grasses and trees could be used. Mr. Hanley investigated the use of seeding the area with natural grasses for an approximate cost of \$6000. Trees would cost \$50-\$75 each. A trail could be constructed using mulch. Mr. Hanley stated that the Parks & Recreation Commission has developed some plans for playground equipment to be installed on the lot reserved for the park. All items will be requested during the development of the FY 17-18 budget, but could be removed depending upon the final budget numbers.

The use of a kayak/canoe launch cannot be considered since land owners along Rock Creek own to the middle of the creek. Anyone canoeing down the creek would be considered trespassing. The village could not promote the illegal activity.

3. Deck Post Holes:

Mr. LaRocque presented the proposed change to relax the requirement for 42” deep post holes for decks that are not attached to the main structure. See highlighted area on the Decks informational sheet provided in the meeting packet. This is a policy change not a code change.

Mr. Parker stated that the possibility of asking for a change in the maximum allowable height of a fence be put on hold. The potential that he could receive a 10’ foot section of fencing has not transpired.

Mr. Parked exited the meeting at 7:43 a.m.

4. Construction Costs/Fee changes:

The last time the fee schedule was changed was in 2006. Mr. LaRocque would like to update the fees. The proposed new fees would take effect on May 1st. All current contractors would be informed of the new fees. An ordinance change will be required. Mr. LaRocque will prepare the property documentation.

5. 2015 Code Version Adoption:

Mr. LaRocque recommended that the village adopt the 2015 Code with some local amendments such as removing the requirement of sprinklers in new residential construction. The adoption of the new code must be done by ordinance.

6. Zoning of Gun/Weapon Sales:

Mr. LaRocque has received an inquiry about a home based business concerning the sale of guns. Our zoning code does not allow this type of business in the residential areas. The FB1 requires a Special Use Permit, but the C-1 and C-2 do not. Mr. LaRocque recommends that all type of businesses that involve gun or weapon sales be required to obtain a Special Use Permit. This change will require a text amendment to the Village Code.

7. Business Licenses:

After discussing the possibility at the Village staff meeting, Mr. LaRocque asked for input from the Trustees and Village President. Mr. LaRocque stated that having all businesses register would help with proper zoning, updated contact information and providing businesses with current codes and village rules. The Chamber and Police Department could also benefit from the business listings. The fee would be minimal.

Mayor Nugent asked about oversight and what would happen if the businesses did not register. The Committee members present were not in favor of the license.

8. Year End Recap:

2016 saw eight (8) more house permits issued than in 2015. Building permits overall are trending up.

9. New Zoning Maps:

New zoning maps have been obtained and are available to be viewed at the Village Hall and on the Village website.

10. Liquor License:

Mr. Thompson presented some language that could be used to prepare a new classification of liquor license. The Village has had several inquiries about “specialty” type of businesses that would like to serve a glass of wine or beer during their business hours. For example: spas, nail salons, artist receptions or artistic experience events. The Village’s current classifications do not speak to these types of businesses. The idea will be continued to be discussed. The Village is concerned about the license allowing more gaming machines to be allowed in the village. The question was asked if the village can put a restriction on the license that states that gaming machines are not allowed. More research will be completed.

11. Watson Ave Request:

Mr. LaRocque was questioned by a person who is looking to purchase a property on Watson Ave, which is located on the north end of Manteno Lake, but is outside the village limits. The property currently has a septic system and the County will not provide a permit for any updates to the system. The property will be required to hook onto the Village’s sewer system. Mr. LaRocque has relayed the village’s position to the gentleman.

Motion by Trustee Crockett, seconded by Mayor Nugent to adjourn the meeting at 8:45 a.m. Voice vote: all ayes.

Minutes respectfully submitted by Darla Hurley, Deputy Village Clerk