

VILLAGE OF MANTENO
PLANNING COMMISSION MEETING
July 14, 2015

The meeting was called to order at 6:00 p.m.

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

Attendance: Chris LaRocque, Director of Building & Zoning; Keith Mulholland, Village Engineer (Tyson Engineering); Trustees Joel Gesky and Diane Dole; Pat Martin, representative of HomeStar Bank; Ken Carlson

With the absence of Chairman Smith, Commissioner Fetherling served as Acting Chairman.

Pledge of Allegiance – Commissioner Fetherling

MOTION: A motion was made by Marshall, seconded by Dole, to waive reading of the minutes of June 9, 2015 and accept them as presented. Smith absent. Motion approved 6-0.

Fetherling opened the public hearing portion of the meeting.

PUBLIC HEARING:

1. PC-VAR 15-03 – Commissioner Fetherling stated that the public hearing is for the consideration of a request by HomeStar Bank for a variance to allow for a second ground sign at 303 Section Line Road.

Pat Martin, a representative with HomeStar Bank, stated that the proposed second ground sign is currently a structure in the drive thru area of the bank. With the current Village ordinance stating that the sign can only be available for 30 days at a time, the bank would like to have the variance to allow the sign to be permanently displayed instead of taking it up and down. Size of the sign would not change.

There were no comments from the commission members or public.

Commissioner Fetherling closed the public hearing.

NEW BUSINESS:

MOTION: A motion by Marshall, seconded by Creek, to approve Plan Commission Recommendation 15-05, a Recommendation approving a Variance from Title 9, Zoning, Chapter 13, Signs, Article 14(B)3, Commercial Districts, Ground Signs, for the property located at 303 Section Line Road, Manteno, Illinois. Motion approved 6-0. Smith absent.

Commissioner Fetherling asked Chris LaRocque to explain the requested amendment to the Comprehensive Plan future land use map. Mr. LaRocque stated that the change will take place on the south end of the village at the newly annexed property. Originally the area was slated to be commercial office, but the area would like to be an industrial park. This amendment would reflect the requested change along with the change in the village boundaries.

This change in the map will also help with the implementation of an Industrial TIF area.

There were no comments or questions from the commission members or the public.

MOTION: A motion by Creek, seconded by Gentry, to approve Plan Commission Recommendation 15-06, A Recommendation to amend the Official Comprehensive Plan and Map for the Village of Manteno. Motion approved 6-0. Smith absent.

Comments: There were no additional comments.

MOTION: A motion by McGowan, seconded by Dole to adjourn the Plan Commission meeting at 6:15 p.m. Motion approved by voice vote.

Minutes respectfully submitted by Darla Hurley, Deputy Village Clerk