

**Committee of the Whole Meeting
Planning & Zoning
April 23, 2019 – 7:00 a.m.
Village Hall Conference Room**

Attendance

Committee Members:	
Timothy Nugent, Mayor	X
Tim Boyce, Trustee	X
Todd Crockett, Trustee	X
Diane Dole, Trustee	X
Joel Gesky, Trustee	X
Samuel Martin, Trustee	X
Wendell Phillips, Trustee	X
Other Attendees:	
Chris LaRocque, Village Admin	X
Jim Hanley, Super of PW	X
Ryan Marion, Code Official	X
Sarah Marion, Event Cord	
Sheila Martin, Treasurer	X
Al Swinford, Chief of Police	X
Geoff Aggen, Village Eng.	X
Darla Hurley, Deputy Village Clerk	X
Greg Leutloff	X

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

There was a quorum.

MOTION: A motion by Trustee Crockett, second by Mayor Nugent to approve the minutes from February 13, 2019 meeting. Voice vote – all ayes, no nays. Motion approved.

There were no action items.

Discussion Items:

- **Solar Panels** – Mr. Marion introduced Mr. Greg Leutloff, who presented a request by Jerry Curwick for a TIF Façade grant at 51-53 N. Main Street. The application and a few pictures were in the agenda packet. Mr. Leutloff stated that the building had originally been designed to be a Design Center for his home building business. Just a few days ago a lending institution has expressed interest in renting the building. Mr. Leutloff stated that without a signed lease the building will be renovated as a two-unit building with a single entrance and then doors to each unit. If the interested party wishes to have both units, the

building could be changed to house one business. Mr. Curwick is requesting \$30,000; \$15,000 for each unit. The request will be on the Board agenda for May 6, 2019.

Mr. Leutloff exited the meeting at 7:11 a.m.

- **Solar Text Amendment** – Mr. Marion stated that a public hearing was held before the Plan Commission on April 9, 2019 to discuss the proposed changes to the ordinances concerning photovoltaic systems. Mr. LaRocque stated the reason for the change is due to the popularity of solar systems and the numerous inquiries by our residents.

Trustee Crockett had a few concerns about the solar systems. Mr. Marion stated that any application for this type of system requires a detailed spec sheet of the system that includes lay out of the panels, the structural load of the panels and the electrical lay-out. This is required by our ordinance. All applications are given to the Fire Department and Chief O'Brien also attends the final inspection.

The second concern was the pitch of the panels in relation to the roof. Mr. Marion referred to Section 9-16-3(F), Height. Mr. Marion will also check what the optimum angle is needed for best use of the system. If there is not a requirement, Mr. Crockett would like to see the panels follow the pitch of the roof.

Trustee Crockett also asked if the panels are allowed on the front of a house. Mr. Marion stated that our ordinance does allow panels on any area of the roof, front, side or rear. Trustee Crockett is concerned with the aesthetic look if they were allowed on the front. Mr. Marion will check to see if there is a best exposure needed for the panels.

- **Fire Department Intergovernmental Agreement** – Chief O'Brien would like to have an agreement that would allow the fire department to have more authority with life safety issues such as no occupancy without final inspection report from the Fire District, written comments for the plan review and inspection of existing buildings.

Mr. LaRocque state that the Village has worked well with the Fire Department in the past. The Village includes them in the final inspections and gives them blue prints of new construction. Mr. LaRocque will communicate with the Fire Department that on advice from our Village Attorney an agreement is not necessary.

- **315 N. Locust – 2nd Offer** – 6S Real Estate Development has prepared a 2nd offer of purchase. They did make some changes in time periods and language. The village will counter with a proposed 60 day closing and that the offer will need to include a letter

from O'Reilly's stating they are committing to building in our village. The Village will also market the property ourselves.

- **Misc.:**

Mr. Marion would like to update the village code to raise the inspection fees that will cover the increase that inspectors will be paid. The inspection fee will raise from \$30 to \$35 and a flat fee of \$600 to \$700 for residential and from \$800 to \$1,000 for commercial projects. The re-inspection fee will be raised from \$50 to \$55.

A motion by Trustee Crockett, seconded by Trustee Dole, to adjourn the meeting at 7:42 a.m. Voice vote: all ayes, no nays. Motion approved.

Minutes respectfully submitted by Darla Hurley, Deputy Village Clerk