

PLANNING & ZONING COMMISSION  
MEETING MINUTES  
September 13, 2011

Roll Call: Chairman Smith called the meeting to order in the Roselle Village Hall Council Chamber at 7:00 p.m.

Present: Commissioners Beth Keller-Stein, Tom Stringfellow, Bob Stare, Bruce Berkshire, Hiren Patel and Chairman Brian Smith

Absent: Commissioner Paul Zinni

Staff: Community Development Director – Patrick Watkins, Planner Robert Zimmerer

**Approval of the Agenda:** Commissioner Beth Keller-Stein moved to approve the agenda for the meeting as presented. Commissioner Hiren Patel seconded the motion and the Commission approved the motion by a unanimous (6-0) voice vote.

**Approval of Minutes** from August 2, 2011 Commissioner Beth Keller-Stein moved to approve the minutes and was seconded by Bob Stare. Motion was unanimous 6-0.

**A. PZ 11-995:** Blast Fitness @ 825 E. Nerge Special Use (Physical/Health Service)

Chairman Smith asked for a motion to open the public hearing. Motion was made by Beth Keller-Stein and seconded by Bob Stare. Motion carried unanimously. Director Patrick Watkins stated that there are negotiations underway for a large scale fitness establishment to occupy the space formally utilized by the grocery store. He stated that the owner of the center asked to have the matter tabled until the meeting of October 4, 2011. He stated that at that time, if the deal was progressing forward, it would make sense to fully conduct the public hearing. Director Watkins stated that otherwise the P&Z could be acting upon a project that never occurs. Chairman Smith asked if anyone wanted to make a motion to continue the public hearing until the meeting of October 4, 2011. Bob Stare made the motion and it was seconded by Beth Keller-Stein. Motion carried unanimously.

**B. PZ 11-996 iMotorsports Inc. Text Amendment**

Chairman Smith asked to open the public hearing for a text amendment. Beth KellerStein made the motion and it was seconded by Bob Stare. Motion carried unanimously. Director Patrick Watkins stated that staff supported an amendment to the M District that would allow the indoor sales of motor vehicles. He stated that as staff looked at the impact on the manufacturing area, it was limited and within reason when compared to the other uses allowed within the district. Beth Keller-Stein asked if it would include the sale of parts. Tim Walter who was the petitioner stated that it would only be occasionally on a limited basis; in that the motorcycles are mainly restored at another location. He stated that they would not be open to the public (walk-ins) that rather it would be just for their own inventory. Thus the primary use of the space would be for the inventory of vehicles.

Chairman Smith asked if there are code issues that would have to be addressed. Director Watkins stated that it is a given that they have to meet the building and fire code...that the P&Z did not have the ability to relax those requirements. After further discussion, Chairman Smith asked for a motion to approve the findings of fact. Motion was made by Bob Stare and seconded by Tom Stringfellow. Motion carried unanimously 6-0. Chairman Smith than asked for a recommendation to approve the text amendment. Motion was made by Beth Keller-Stein and seconded by Hiren Patel. Motion carried unanimously 6-0. Chairman Smith than asked for a motion to close public hearing PZ 11-996. Motion was made by Beth Keller-Stein and seconded by Bob Stare. Motion carried unanimously.

With there being no further business, Chairman Smith asked for a motion to close the public hearing. Motion was made by Bob Stare and seconded by Tom Stringfellow. Motion carried unanimously. Meeting was adjourned at 7:48 pm.