

PLANNING & ZONING COMMISSION
MEETING MINUTES
December 6, 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, and Chairman Brian Smith

Absent: Commissioners Hiren Patel, and Paul Zinni

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

Approval of the Agenda: Commissioner Bob Stare moved to approve the agenda for the meeting as presented. Commissioner Beth Keller-Stein seconded the motion and the Commission approved the motion by a unanimous (5-0) voice vote.

Approval of Minutes from September 13, 2011 Commissioner Beth Keller-Stein moved to approve the minutes and was seconded by Bob Stare.

A. PZ 11-998: Hit It Fitness @ 472 W. Lake Street
Special Use (Physical/Health Service)

Chairman Smith asked to open the hearing in regard to Hit It Fitness. Beth Keller-Stein made the motion and it was seconded by Bob Stare. Motion carried unanimously (5-0). Staff Bob Zimmerer presented the petition to the Planning and Zoning Commission. Hit It Fitness is requesting to operate a fitness-focused business in the shopping center at the corner of Lake and Summerfield – the newer center next to Salerno’s Rosedale Chapels. The Zoning Ordinance considers fitness-focused businesses as a physical or health use, and such uses require a special use permit. The reason for this requirement is to ensure that such businesses “fit in” with their surroundings and that they don’t disproportionately affect parking. Staff believes that Hit It Fitness will “fit in” with the other types of businesses in the shopping center and that parking won’t be an issue.

With no other people in the audience, Chairman Smith asked for a motion to recommend approval of the findings for a special use Physical/Health Service. Motion made by Bob Stare and seconded by Beth Keller-Stein. Motion carried unanimously (5-0). Chairman Smith then asked for a motion to recommend the special use. Motion was made by Beth Keller-Stein and seconded by Bob Stare

and passed unanimously (5-0). Motion was made to close the public hearing by Beth Keller-Stein and seconded by Bob Stare. Motion carried unanimously (5-0).

Chairman Smith then asked staff to discuss electronic communication under other business. It was stated that the majority would prefer to have a hard copy of the staff report to carry both on site and bring along to the meeting. Chairman Smith then asked if there was any new business. Staff stated that there was none. Chairman Smith asked for a motion to adjourn. Motion made by Bob Stare and seconded by Tom Stringfellow. Motion carried unanimously and the meeting ended at 8:00pm.