

PLANNING & ZONING COMMISSION
MEETING MINUTES
November 19, 2013

Call to Order: Chairman Smith called the meeting to order in the Roselle Village Hall Council Chamber around 7:03 p.m.

Roll Call:

Present: Commissioners Bruce Berkshire, Bob Stare, Tom Stringfellow, and Chairman Brian Smith

Absent: Commissioners Beth Keller-Stein, Hiren Patel, and Paul Zinni

Staff: Pat Watkins (Community Development Director)
Bob Zimmerer (Planner)

Approval of the Agenda: Commissioner Stare moved to approve the agenda for the meeting as presented. Commissioner Stringfellow seconded the motion and the motion carried (4-0) by a voice vote.

Approval of Minutes: Commissioner Berkshire moved to approve the minutes for the meeting of October 16, 2012 as presented. Commissioner Stare seconded the motion and the motion carried (4-0) by a voice vote.

Consideration of Petitions:

A. PZ 13-1013 – Pals for Pups – Text Amendment RE Kennels

Chairman Smith asked for a motion to open the public hearing for PZ 13-1013. Such a motion was made by Commissioner Stare and seconded by Commissioner Stringfellow. The motion carried (4-0) by a voice vote.

Planner Zimmerer provided an overview of the petition, as laid out in his staff report. (At present, Pals for Pups operates a kennel, excluding the outdoor boarding of dogs and excluding the breeding or retail sale of dogs, as a Special Use at 841 E. Nerge Road, which the Village granted in 2006.)

Chairman Smith then asked the petitioner whether they had anything to add.

The petitioner, Patti Howerton of Pals for Pups at 841 E. Nerge Road in Roselle, added that they do not operate a kennel in the traditional sense (i.e. no breeding) but that they do house some dogs overnight and that they would like the ability to have an outdoor play area for dogs. In particular, they asked for permission to be able to use their outdoor space from 6:30am until 9:00pm.

Chairman Smith then opened the floor to any comments or questions concerning this petition.

There was none.

Chairman Smith then asked whether there were any comments from the Commissioners. All the Commissioners expressed their support for the petition but also a desire that, while the Village allow dogs to play outdoors during the requested hours, they were also in favor of the Village regulating outdoor activities to prevent situations in which other, similar businesses could keep dogs outside for extended periods (and bark). Director Watkins and Planner Zimmerer both indicated that they would convey those findings/sentiments in their presentation/ report concerning the Commission's recommendation to the Village's Board of Trustees.

Chairman Smith asked for a motion to close the public hearing for PZ 13-1013. Such a motion was made by Commissioner Stare and seconded by Commissioner Stringfellow. The motion carried (4-0) by a voice vote.

Chairman Smith then asked for a motion to find the findings of fact in favor of the text amendment subject to the conditions that the amendment prohibits the breeding of dogs as well as circumstances in which dogs could be outdoors for extended periods of time and/or overnight. Such a motion was made by Commissioner Stringfellow and seconded by Commissioner Stare. The motion carried (4-0).

Chairman Smith then asked for a motion to recommend approval of the text amendment subject to the conditions set forth in the findings. Such a motion was made by Commissioner Berkshire and seconded by Commissioner Stare. The motion carried (4-0).

B. PZ 13-1014 – Village of Roselle – Text Amendment RE Medical Marijuana

Chairman Smith asked for a motion to open the public hearing for PZ 13-1014. Such a motion was made by Commissioner Stringfellow and seconded by Commissioner Stare. The motion carried (4-0) by a voice vote.

Planner Zimmerer provided an overview of the petition, as laid out in his staff report.

Chairman Smith then opened the floor to any comments or questions concerning this petition.

There was none.

Chairman Smith then facilitated a discussion among the Commissioners regarding the petition. From the outset, all the Commissioners agreed with the concept of allowing cultivation centers as a Special Use only in the ORI, ORI-BP, ORI-HC, and M districts and with the concept of permitting dispensing organizations as a Permitted Use. However, the focus of the discussion was on the appropriateness of restricting dispensing organizations to the same districts (ORI, ORI-BP, ORI-HC, and M) versus the possibility of allowing them in all business districts.

After several Commissioners expressed support for the possibility of allowing dispensing organizations in all business districts, Chairman Smith asked for a motion to close the public hearing for PZ 13-1014. Such a motion was made by Commissioner Stare and seconded by Commissioner Berkshire. The motion carried (4-0) by a voice vote.

Chairman Smith then asked for a motion to find the findings of fact in favor of the text amendment as presented but with dispensing organizations allowed in all business districts. Such a motion was made by Commissioner Stare and seconded by Commissioner Stringfellow.

AYES: Commissioners Stare, Stringfellow, and Berkshire

NAYS: Chairman Smith

The motion carried.

Chairman Smith then asked for a motion to recommend approval of the text amendment as presented but with dispensing organizations allowed in all business districts. Such a motion was made by Commissioner Berkshire and seconded by Commissioner Stare.

AYES: Commissioners Berkshire, Stare, and Stringfellow

NAYS: Chairman Smith

The motion carried.

Old Business: There was none.

New Business:

A. Frank Nitti (Nature Walk Subdivision) – Sketch Plan (Discussion Only)

The Commission briefly discussed a sketch plan for the area east of N. Rodenburg Road, south of the railroad tracks, and north of the subdivision called Hampton in the Park. After the petitioner, Frank Nitti, provided a brief overview of the plan, the Commission provided some feedback related to fencing/screening, bike/pedestrian

paths, lot coverage, and setbacks. Ultimately, Commissioners expressed support for the overall concept but also reservation with one key element – a reduced setback along N. Rodenburg Road. (The sketch plan calls for a corner-side yard setback much less than required and that is inconsistent with the existing setbacks of homes in adjacent subdivisions along N. Rodenburg Road.)

Adjournment: Chairman Smith then called for a motion to adjourn. Commissioner Stringfellow made such a motion, and Commissioner Stare seconded the motion. The motion carried (4-0) by a voice vote, and the meeting concluded around 8:23pm.