

PLANNING & ZONING COMMISSION
MEETING MINUTES
April 7, 2015

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

Roll Call:

Present: Commissioners Stringfellow, Stare, Berkshire, Zinni, and Smith

Absent: Commissioner Patel, Commissioner Keller-Stein

Staff: Pat Watkins (Community Development Director)
Matthew Fitzgibbon (Planner)

Approval of the Agenda: Commissioner Berkshire moved to approve the agenda. Commissioner Stare seconded the motion. The motion carried unanimously.

Approval of Minutes: Commissioner Stare moved to approve the minutes for the meeting of November March 3, 2015 as presented. Commissioner Berkshire seconded the motion. The motion carried unanimously.

Consideration of Petitions:

PZ 14-1023 –Special Use petition by Tom Peters III for a contractor’s yard and office in the M Limited Industrial District at 890 Central. Commissioner Berkshire moved to re-open the public hearing, seconded by Commissioner Stringfellow. The motion carried unanimously. Planner Fitzgibbon presented an overview of the petition and introduced the petitioner, Tom Peters. Mr. Peters described his business and its operations proposed for the site. Commissioner Zinni asked if lighting is proposed for the yard and if it meets Village code; Director Watkins stated that the petitioner is required to submit a lighting plan that meets the Village’s code upon building permit application; Commissioner Stringfellow asked if any chemicals are to be stored on site; Mr. Peters stated that cleaning materials will be stored in the proposed storage building; Commissioner Berkshire asked about hours of operation; Mr. Peters said his hours are Monday through Friday, 7 am to 5 pm; Saturdays 7 am to 1 pm; Commissioners Berkshire and Smith both inquired about overnight display of equipment; Mr. Peters stated there will be no overnight display of equipment; a question arose about the proposed use of the garage; Mr. Peters stated vehicles are currently proposed to be stored there; there were no questions from the public. Commissioner Zinni moved to close the public hearing, seconded by Commissioner Stare. A unanimous vote closed the public hearing. Commissioner Berkshire moved to approve the findings of fact, seconded by Commissioner Stringfellow, which passed unanimously; Commissioner Berkshire moved to approve the special use,

with conditions as outlined in the memo, seconded by Commissioner Stare; the vote was unanimous to approve the special use.

PZ 14-1026 – Special Use petition by Jim Gurke for automobile repair in the B-5 Arterial Business District. Commissioner Stare moved to open the public hearing for PZ 14-1026, seconded by Commissioner Stringfellow. The motion carried unanimously. Planner Fitzgibbon provided an overview of the special use request and introduced the petitioner, James Gurke, Jim's Reliable Auto Repair, who was sworn in. Bruce Berjshire asked for clarity on the parking signage; Drew Crisco, leasing realtor for the property owner, was sworn in, then described the current signage regarding car drop off; he explained that the system has worked well now since 2005, and staff concurred that the parking and drop-off is well managed at this center. There were no other questions from the Commissioners; the public was invited to speak; Adam Czacho, 725 Sunnyside Lane, was sworn in and asked about the back alley; he wanted to know if vehicles will be staged or worked on there; the petitioner and landlord stated that all work will be inside the shop; he also asked if motorcycles are serviced at the site, again, specifically concerned about noise from the alley; the petitioner stated he does not service motorcycles and does not plan to stage any repairs or test drives from the alley. There were no more questions from the public or commissioners. Commissioner Stare moved to close the public hearing, seconded by Commissioner Stringfellow; the motion passed unanimously; Commissioner Stare moved to approve the findings of fact, seconded by Commissioner Berkshire, which passed unanimously; Commissioner Stare moved to approve the special use request, with conditions as outlined in the staff memo, seconded by Commissioner Berkshire; the motion passed unanimously.

Old Business: Commissioners asked staff to continue to investigate the ponding complaints from the Waterbury residents.

New Business: None.

The meeting was adjourned at 7:46 pm.