

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

Roll Call:

Present: Commissioners Patel, Zinni, Stare, Keller-Stein, Stringfellow, and Bickford
Absent: Commissioner Wurtz
Staff: Community Development Director Patrick N. Watkins and Matthew Fitzgibbon, Planner

Approval of the Agenda: Chairman Patel asked for a motion to approve the agenda as presented; the motion was made by Stare and seconded by Bickford

Approval of Minutes: Chairman Patel asked for a motion to approve the minutes. Beth Keller-Stein made a motion and it was seconded by Stare. The motion passed by unanimous voice vote.

Consideration of Petitions:

PZ 16-1038 Elm and Howard Rowhomes

Chairman Patel asked for a motion to open the continued public hearing from March 7 in regard to PZ16-1038 Elm Street Rowhomes. Motion made by Beth Keller-Stein and seconded by Tom Stringfellow. Motion carried unanimously by voice vote. Director Watkins provided a background concerning the options pursued by the developer since the January meeting in an attempt to meet some of the feedback and concerns that the Planning and Zoning Commission expressed. Mr. Watkins stated that the proposed project remains greatly unchanged from the January presentation. Mr. Watkins also asked to formally enter the emails and letter of remonstrance into the record.

The petitioners represented then made a presentation concerning the several options that they pursued and the issues or negatives that they ran into with each modified plan. One version failed due to their ability to reach agreement with the adjoining property owner. A second version that modified the layout created more impervious surface than their presented petition. A third version modified the entrance off of Howard Street to be one way; but the petitioner stated that the Fire Department had concerns with the design.

The petitioners also reviewed some of the facts related to the original petition. It included parking spaces above the zoning ordinance requirement and additional green space and planting. They had also been able to add two additional visitor parking spaces for the project. They also discussed the architectural treatment of the project. Chairman Patel asked the Commission if they had questions concerning the project.

Commissioners asked details concerning garbage pick-up and snow removal. The petitioner responded that the garages have been designed to hold containers for each unit and the trash company had stated that owners could roll them out to the back of their garage doors on pick up days. Snow removal will be done by utilizing the green space available on the east and west side of the development. Commissioner Keller-Stein stated that she feels that the best orientation of the buildings was in a north/south orientation versus the submitted east west. Furthermore, Commissioner Zinni pointed out that the garages could be facing on and another to create an alley feel. This would also minimize the impact on adjoining properties while actually creating more interaction between unit owners. Commissioner Stare commented that his son had lived in a townhome development with a layout similar to the presented version and that it was not real successful due to reasons similar to what was expressed by Commissioner Zinni. There was also some discussion concerning density where some Commissioners felt that less units might lead to a better layout and interaction with the single family residential units to the south. Other issues raised by the Commissioners included the utilization of Oak trees in the landscaping plan and the impact of the vacated alley on the Park Street residence.

A motion was made to close the public hearing. Motion made by Beth Keller-Stein and seconded by Tom Stringfellow. Motion carried unanimously by voice vote. Chairman Patel then asked for a motion to approve the findings of fact. Motion by Bob Stare and second by Paul Zinni. The vote was 0-6 to approve the finding of facts. Chairman Patel asked for a motion to approve the Planned Unit Development. Motion made by Beth Keller-Stein and seconded by Bob Stare. The vote was 0-6 concerning the Planned Unit Development. Chairman Patel asked for a motion to approve the findings for the rezoning of the southern parcel of the project site. Motion made by Beth Keller-Stein and seconded by Bob Stare. Vote was 0-6 for the findings to rezone the property. Chairman Patel asked for a motion to approve the rezoning. Motion made by Bob Stare and seconded by Beth Keller-Stein. Vote was 0-6 to rezone the property.

Director Watkins provided updates concerning future agenda items and the status of the Italian Pizza Kitchen and Rosario's. With no further business Chairman Patel asked for a motion to adjourn. Motion by Bob Stare and a second by Josh Bickford. Motion carried unanimously. The meeting adjourned at 8:35pm.