

**PLANNING & ZONING COMMISSION
MEETING MINUTES
September 6, 2017**

APPROVED OCTOBER 3, 2017

Call to Order: Mr. Stare called the meeting to order in the Roselle Village Hall Council Chamber at 7:03 p.m.

Roll Call:

Present: Commissioners Wurtz, Keller-Stein, Stare and Bickford
Absent: Commissioners Zinni and Stringfellow
Staff: Community Development Director Patrick N. Watkins and Planner
Caron Bricks

Commissioner Patel entered the meeting at 7:07 p.m.

Approval of the Agenda: A motion was made by Commissioner Keller-Stein, seconded by Commissioner Bickford to approve the agenda. The motion passed with 4-0 vote.

Approval of Minutes: Community Development Director Patrick Watkins stated that the minutes listed on the agenda will be prepared for the next meeting.

Consideration of Petitions:

Continued Public Hearing – PZ 17-1049 Roselle Park District Turner Park, 81 E. Devon Avenue (Special Use for a Community Center)

Mr. Watkins stated that the Roselle Park District would likely hear within the next few weeks the status of their grant. Then the Park District will decide whether they would like to move forward with the project. Mr. Watkins stated that he would provide an update at the next meeting. A motion was made by Commissioner Keller-Stein, seconded by Commissioner Wurtz to continue the public hearing to the October 3, 2017 Planning and Zoning Commission meeting.

PZ 16-1034 Tha Ratsavongsy, 10 Picton Road (Two Lot Subdivision)

Planner Caron Bricks presented the staff memo. She explained that the property is located at the corner of Picton Road and Roselle Road. The petitioner and her husband, Mike Bauer, constructed a single-family residence on Lot 2 of the property, as shown on the proposed subdivision plat. She explained that each lot would be accessed via Picton Road and meets the minimum R-1 lot requirements for lot area and lot width. The recently constructed single-family home on the property, which would remain, meets the setbacks as proposed for the lot, as shown on the subdivision plat. Mr. Watkins clarified for the commissioners that a subdivision that meets the Subdivision Ordinance and the Zoning Ordinance does not require a public hearing, but rather a recommendation from the Planning and Zoning Commission to the Village Board.

Commissioner Wurtz inquired if this property had appeared before the Zoning Board of Appeals previously for a fence variation. Mr. Bauer stated that he had requested a fence variation for Lot 1 of the proposed subdivision but decided, instead, to plant large arbor vitae to provide privacy to the lot from Roselle Road. Mr. Bauer stated that he would like to start construction on Lot 1 as soon as he can get approval of the subdivision. Mr. Stare noted that the lot was currently being marketed for sale. There were no comments from the audience.

A motion was made by Commissioner Keller-Stein, seconded by Commissioner Bickford to recommend approval of the two-lot subdivision. The motion passed 5-0.

The meeting ended at 7:14 p.m.