

PLANNING & ZONING COMMISSION
MEETING MINUTES
September 3, 2009

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

Present: Chairman Brian Smith, Commissioners, Bob Stare, Hiren Patel, Bruce Berkshire, Beth Keller-Stein, Paul Zinni

Absent Tom Stringfellow

Staff: Community Development Director – Patrick Watkins

Approval of the Agenda: Commissioner Keller-Stein moved to approve the agenda for September 3, 2009. Bob Stare seconded and the Commission approved the motion by a unanimous (6-0) voice vote.

Approval of the Meeting Minutes: Commissioner Keller-Stein moved to approve the minutes for June 4, 2009. Bob Stare seconded and the Commission approved the motion by a unanimous (6-0) voice vote.

Chairman Brian Smith then asked for a motion to open public hearing PZ 09-979. Motion was made by Bob Stare and seconded by Beth Keller-Stein. Motion carried unanimously. Staff provided the background on the petition stating that it is a Special Use in a B-3 District. From a performance standpoint the use does not constitute a heavy traffic or parking use. Director Watkins had stated that it is possible that the Village Board may discuss a moratorium or ordinance amendment concerning the use due to the number of existing massage therapist currently in operation.

Chairman Smith then asked for the petitioner to present his plans. The petitioner discussed the hours (same as staff recommendation) and the desire to do business in Roselle. He commented that there are many specialties within the massage therapist profession and that their specialty is therapeutic. He stated that they liked the location due to the proximity of the Train Station. He stated that ultimately they could have several therapists. He stated that all therapists would meet the State licensing law.

Chairman Smith then asked the Commission if they had any questions about the operation. The petitioner was asked if he was aware of the conditions stated by staff. The petitioner said he was and that there would not be a problem meeting them. Chairman Smith then asked if anyone in the audience had a question or

concern about the petition. None of the 3 citizens in the audience had a question or concern.

Chairman Smith asked Commission members for thoughts or comments. Bob Stare stated that he didn't feel that it was the role of the P&Z to dictate whether a business should be limited by its number. He stated that the Zoning Ordinance dictates permitted and special uses and that this use did not represent any performance issues (i.e. parking, etc.). Other Commission members also felt that the determination as to how many establishments are too many is a determination best done at the Village Board level.

With no further comments or questions Chairman Smith asked for a motion to close the public hearing. Motion was made by Beth Keller-Stein and seconded by Paul Zinni. Motion carried unanimously (6-0).

Chairman Smith asked for a motion to approve the Findings of Fact subject to Staff conditions. Beth Keller-Stein made a motion and it was seconded by Bob Stare to approve the minutes. A roll call was made and the motion carried unanimously 6-0.

Chairman Smith then asked for a motion to recommend Special Use PZ 09-979. Bob Stare motioned and Beth Keller-Stein seconded to recommend approval of the special use to the Village Board. A roll call was made and the motion carried unanimously 6-0.

Under other business Director Watkins gave an update concerning Sunset Estates and its status. Watkins stated that the neighborhood meeting has not occurred yet and that the P&Z would be notified if the meeting is held. Current delay of the project is due to the petitioner needing to establish an engineer that both understands and can oversee the build out of the complicated wetland/stormwater storage plan.

With no further business Chairman Smith asked for a motion to adjourn. Motion made by Bob Stare and seconded by Paul Zinni. Motion carried unanimously by voice vote. The meeting adjourned at 7:25 pm.