

PLANNING & ZONING COMMISSION
MEETING MINUTES
November 5, 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
Planner – Robert Zimmerer
Planner – Derek Rockwell

Approval of the Agenda: Commissioner Stare moved to approve the agenda for November 5, 2009. Beth Keller-Stein seconded and the Commission approved the motion by a unanimous (6-0) voice vote.

Approval of the Meeting Minutes: Commissioner Bob Stare moved to approve the minutes for September 3, 2009. Keller-Stein 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 09-976. Motion was made by Beth Keller-Stein and seconded by Hiren Patel. Motion carried unanimously. Staff provided the background on the petition stating that it is a Special Use in a M District. The property is currently unincorporated and they are looking to annex and receive a special use for a contractor's yard. Planner Rockwell presented the site plan for the use. Chairman Smith then asked the petitioner to speak about his project. Mr. Neri entered pictures of the facility into the record. He spoke about the modifications already done to the property as well as his long term plans.

After further discussion by the Plan Commission, Beth Keller-Stein made a motion to close the public hearing which was seconded by Hiren Patel. Motion carried unanimously (6-0). Beth Keller-Stein made a motion to approve the Findings of Fact subject to the conditions of the Staff Report. Motion was seconded by Bruce Berkshire and carried unanimously (6-0). A motion was then made by Beth Keller-Stein to recommend approval of the special use. The motion was seconded by Bob Stare and carried unanimously.

The second item on the agenda was the discussion of the forthcoming amendment to the above-ground facilities located on private property. Director

Watkins informed the P&Z that there would be a hearing in December to amend the ordinance. He stated that there have been some modifications to the ordinance previously approved. Commissioner Beth Keller-Stein asked if the 250 foot separation provision was from any box and how do you enforce the abandoned box provision. Director Watkins stated that the separation is from any box and that he would ask the attorney on the matter concerning enforcement of abandoned boxes.

The next item on the agenda was the request of a subdivision for Mr. Tierney. Planner Robert Zimmerer explained that the proposed land division met all of the subdivision requirements concerning lot size, width, etc. The petitioner's engineer (Mr. Bill Lorek) and the property owner, Mr. John Tierney Jr., spoke on behalf of the project. They stated that they left the corner property extra large in order to accommodate setbacks from both streets (Roselle and Picton) and to allow the driveway from the corner property to be a safe distance from the intersection. After further discussion a motion was made by Hiren Patel to recommend approval and it was seconded by Bruce Berkshire. The motion carried unanimously (6-0).

Under Other Business, Director Patrick Watkins asked the Planning and Zoning Commission if they would be open to moving the P&Z meetings from the first Thursday of the month to the first Tuesday of the month. He explained that often petitioners would like a quicker turn-around to the COW. By having the meeting on the first Tuesday, many petitions could be on the following Monday's agenda. All Commissioners stated that they could move the meeting with the exception of Paul Zinni who had made a prior commitment on Tuesday evenings for the first 4 months of the year. Director Watkins stated that he would talk to the Mayor about moving the meeting to the first Tuesday of the month.

With no other business the meeting was adjourned at 8:00pm.