

PLANNING & ZONING COMMISSION
MEETING MINUTES
December 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, Tom Stringfellow, Bruce Berkshire, Beth Keller-Stein, Paul Zinni

Absent: Hiren Patel

Staff: Community Development Director – Patrick Watkins

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

Approval of the Meeting Minutes: Commissioner Beth Keller-Stein moved to approve the minutes for November 5, 2009. Bruce Berkshire 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 09-980. 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 an amendment to the zoning ordinance with the purpose to regulate the above ground utilities. Watkins stated that it applies to all utilities. He also stated that an ordinance had already been passed that dealt with this matter in the public right of way. He stated that the issue that requires the most discussion involves the separation requirement of 250 feet between above ground facilities and the ability to allow them in residential districts in the front or corner side yard as a special use. Discussion then followed concerning existing facilities and the impact of the ordinance.

Paul Zinni inquired as to which body would hear exceptions to the ordinance. Paul Zinni and Bob Stare both expressed a concern that the matter would be best handled by the P&Z. There was further discussion as to whether the ordinance could cite the P&Z as the body that could hear the exception or if an option could include making a request for a separation of less than 250 feet a special use. Watkins stated that it would probably be more direct to make it a special use. Paul Zinni stated that a special use would also allow case by case consideration. It was further stated by Paul Zinni that boxes in the front or corner side yard would not be appropriate.

Chairman Smith then opened the floor to any comments or questions in regard to this matter. There was no one in attendance to speak on the matter. Chairman Smith then asked for a motion to close public hearing PZ09-980. Motion was made by Bob Stare and seconded by Tom Stringfellow. Chairman Smith then asked for a motion to recommend that the Ordinance be amended to include a special use when there is less than a 250 foot separation in a residential district. Motion was made by Tom Stringfellow and seconded by Bruce Berkshire. Motion was unanimous.

Mr. Watkins provided an update on development matters in the Village and reminded the members that another meeting to discuss stormwater is scheduled for January 11 at 6:00pm. With no further business, Chairman Smith asked for a motion to adjourn at 7:35. Motion was made by Bob Stare and seconded by Beth Keller-Stein. Motion carried unanimously.