CALL TO ORDER
The meeting was called to order by Chairman Scott Gryder at 6:30 p.m.

ROLL CALL
Present: Chairman Scott Gryder, Amy Cesich, Lynn Cullick, Vice-Chair Judy Gilmour and Jeff Wehrli
Absent: None
Also present: Senior Planner Angela Zubko

APPROVAL OF AGENDA
Amy Cesich made a motion to approve the agenda as written, Lynn Cullick seconded the motion. All agreed and the motion was approved.

APPROVAL OF MINUTES
Judy Gilmour made a motion to approve the minutes from April 8, 2013. Jeff Wehrli seconded the motion. All agreed and the minutes were approved.

EXPENDITURE REPORT (handed out at meeting)
Jeff Wehrli made a motion to approve the expenditure report and forward it onto the Finance Committee, Lynn Cullick seconded the motion. All agreed and the motion was approved.

CITIZENS TO BE HEARD
There were no citizens to be heard at this time

PETITIONS
#12-03 Land Cash Ordinance
Planner Zubko stated in your packets are the revisions to last month’s discussion. The Committee went page by page and approved all the language changes. The group then went over the fair market value calculations and after some discussion decided to go with the numbers NOT including vacant lots so the fair market value per acre would be $81,268 and put into the calculations. Planner Zubko will change the language in the Fair Market Value section to describe where the number came from. This is now ready to go through the text amendment process and will go to ZPAC in June. The Committee thanked Planner Zubko for all her hard work.

OLD BUSINESS–
Discussion on Prairie Materials process after IDOT purchases part of the property on Route 47- Planner Zubko stated the SAO is still looking into the matter.

NEW BUSINESS
Planner Zubko noted we have been approving these extensions from 2008 and have included last year’s County Board meeting minutes to show the Committee.
High Grove Extension: Petition 05-43- Planner Zubko stated the first is the High Grove Subdivision that is requesting a 1 year plat extension. Most likely this petition will start over from the beginning as they look like they’re selling some land to the Plainfield Park District and want to lower the lot amount to about 10 but the petitioner would like to keep it open if they decide to go with the original plat. They were completely approved but have never recorded their plat. Due to economic times it was not platted and no lots were sold. Mr. Wehrli made a motion to grant a 1 year plat extension for the High Grove Subdivision. Amy Cesich seconded the motion. All were in favor and this will be forwarded onto the County Board meeting on the 21st.

Hofmeister Extension: Petition 07-28- Planner Zubko stated this property is a small triangular piece west of Whitetail Ridge, they are requesting to keep the petition open for another year. The preliminary plats were approved but the final plat has only gone to the ZPAC Committee. Due to economic times they stopped everything so would like to keep it open for now. Lynn Cullick made a motion to grant a 1 year petition extension for the Hofmeister Petition. Jeff Wehrli seconded the motion. All were in favor and this will be forwarded onto the County Board meeting on the 21st.

Camelot Farms Extension: Petition 08-18- Planner Zubko stated this property is a special piece of property, it was originally a barn and silo that was converted to a house. He is requesting a 1 year plat extension as he is putting the piece up for sale again. One the lot is sold he will record the plat, parcel off the one piece. It’s easier to keep it all under one pin number for now. Lynn Cullick made a motion to grant a 1 year plat extension for the Camelot Farms. Judy Gilmour seconded the motion. All were in favor with Mr. Wehrli abstaining and this will be forwarded onto the County Board meeting on the 21st. Mr. Wehrli abstained as he worked with the petition on a Forest Preserve project and he is the Forest Preserve Chair.

Fencing requirements- discussion on regulations- Planner Zubko stated the Zoning Board of Appeals wanted Planner Zubko to bring up this issue. The ZBA is very concerned about giving fence variances as it has been an issue in the past and they have made people take down their fence or lower their fences to meet regulations. They wanted the PBZ Committee to possibly delete the regulations if we’re not going to enforce them or require a permit for a fence. The PBZ Committee had much discussion about possibly doing a zoning certificate of $50 or less for each permit. They also discussed this has not been an issue over 6 years so possibly to leave it as it. The final consensus was to leave it as is since there has been only 1 variance in about 6 years. The Committee did suggest maybe educating the public and write a public notice saying there are regulations to follow but a permit is not needed and to call the PBZ Department if there are any questions.

Variance request from private road standards for the Lotus Ridge Subdivision- Planner Zubko stated she has talked to the SAO on this matter and it’s up to the Plat Officer (Jeff Wilkins) to make a decision.

Stormwater handouts- Planner Zubko handed out some changes to the Countywide Stormwater Ordinance that will be on the full County Board agenda on the 21st. There is a text amendment to clarify an issue that has already come up and also an Ordinance to certify the communities that are following the Kendall County Stormwater Base Document.

Update from conference/ Facebook Page- Planner Zubko stated she was glad she went to the conference but probably would stick to the state conferences as some information was too broad she learned in school or too specific it was hard to bring back to our community. She did suggest maybe having a Facebook page for PBZ. Planner Zubko also suggested maybe not posting things for only unincorporated but maybe if a new store or restaurant opens in a municipality to post that on the Facebook page for things in all of Kendall County. The Committee was excited about this and told Planner Zubko to get it started, it is great free publicity for the County.

PUBLIC COMMENT – None

UPDATE ON HISTORIC PRESERVATION- There will be a meeting on Wednesday May 15th and Mr. Wehrli will give an update at the 21st County Board Meeting.

5.13.13 PBZ Meeting Minutes
PROJECT STATUS REPORT— Reviewed  
PERMIT REPORT— Reviewed  
REVENUE REPORT— Reviewed  
CORRESPONDENCE — None  
EXECUTIVE SESSION - None

ADJOURNMENT- Next meeting will be on June 10, 2013
Lynn Cullick made a motion to adjourn the meeting. Jeff Wehrli seconded the motion. All agreed. Chairman Gryder adjourned the meeting at 7:45 p.m.

Respectfully Submitted,
Angela L. Zubko
Senior Planner