Chairman Bill Ashton called the meeting to order at 7:02 pm.

**ROLL CALL**

**Members Present:** Chair Bill Ashton, Roger Bledsoe, Tom Casey, Larry Nelson, Vern Poppen and Others present: Planning & Zoning Manager Angela Zubko  
**Members Absent:** Brian Leonard, Claire Wilson, Budd Wormley & 2 vacancies (Oswego Township & Big Grove Township)  
**In the Audience:** Daron Spicher and County Board Member Matt Prochaska

**APPROVAL OF AGENDA**

Larry Nelson made a motion to approve the agenda as written. Tom Casey seconded the motion. All were in favor and the agenda was approved.

**APPROVAL OF MINUTES**

Tom Casey made a motion to approve the minutes from September 24, 2014 meeting, Larry Nelson seconded the motion. All were in favor and the minutes were approved.

**PETITIONS**

**#14-35 Daron & Kimberly Spicher**

Planner Angela Zubko did an overview of the request stating the property is located on the south side of Plattville Road, about 0.3 miles east of Ashley Road. The petitioners are looking to rezone 3 of their 10 acre property from A-1 agricultural to R-1 Single family. The petitioners have indicated they intend to construct a single-family dwelling unit on the 3 acre parcel if the map amendment request is approved. This property is in the Village of Plattville so it goes through our 3 meetings and then onto the Plattville Board instead of our County Board. The township is deciding if they would like to discuss this matter since it’s a county roadway and in the Village of Plattville. There are no endangered species on the property. Also an access variance was granted by the County Highway Committee and they will use the existing access that was built a few years ago to access a barn and alfalfa field. The ZPAC Committee recommended approval.

Staff would recommend approval of the requested Map Amendment to rezone 3 acres of a 10 acre parcel from A-1 (Agricultural) to R-1 (One-Family Residence District) to build a home on their property.
Mr. Nelson asked about the comp plan of Plattville. Planner Zubko stated they do and it calls for residential.

Larry Nelson made a motion to approve the map amendment from A-1 to R-1, Vern Poppen seconded the motion. With a roll call vote all were in favor and this will move onto the next ZBA meeting next Monday.

**#14-33 Bee Keeping**

Planner Angela Zubko stated couple months ago the PBZ office was asked about allowing bee keeping in residential districts. This topic has been discussed a few times at the PBZ (Planning, Building and Zoning) Committee and the committee would like to see a text amendment to allow these in residential districts. Planner Zubko is of the opinion this is a bad idea and it is permitted in A-1 Agricultural districts now. Staff proposes the following text amendment per the direction of the PBZ Committee. She proposes it be a conditional use in the R-1, R-2 and R-3 Districts with the 14 conditions listed on the memo. The ZPAC Committee recommended approval with no changes.

Larry Nelson does not have a question in the R-1 district but his concern is if you're in a subdivision are we going to run the risk of putting in inadvertent nuisance into the subdivision?

Roger Bledsoe stated by coincidence he ran into a beekeeper in the Pullman district and him and his next door neighbor have 4 and 6 hives which their lots being 26’ wide and 19’ wide respectively and have only had one complaint over the years. You have to leave about 60 lbs. of honey over the winter, you need about 4 hives for an individual family to make it worthwhile to keep the bees. Bees like to stay within a ¼ mile radius and up to 4 miles but prefer to stay close.

Mr. Nelson suggested getting approval from the HOA stating they are okay or not okay with the proposal and if they state there is not an HOA in writing and there is one we can deny it. His reservation is in the R-2 and R-3 in a subdivision, not the more sporadic R-2 and R-3 zoning lots in the County.

Larry Nelson made a motion to approve the text amendment with the additional condition to include the HOA approval, Vern Poppen seconded the motion. With a roll call vote all were in favor and this will move onto the next ZBA meeting next Monday.

**#14-37 Home Occupations- Landscape Business**

Planner Angela Zubko stated within the last year the PBZ Department has had a lot of issues with regards to landscape businesses and if they qualify for home occupations. Also we have had A LOT of people wanting to do it as a home occupation. Staff is of the opinion they should not qualify due to the type of equipment they use, the fact that all others need to be located on a State, County or Collector Highway and we’ve had issues in the past trying to prove there are employees and the amount of employees. Staff proposed to specify that landscape businesses cannot be home occupations in the definitions which are shown in red on the memo and also on the affidavit that home occupations sign.

The ZPAC Committee recommended approval with no changes.
There was discussion to allow this as a conditional use in the ag district but not allow it as a home occupation in residential district. If they have more than 2 employees they would need to seek a special use and meet the requirements. There was discussion on if someone brings back 2 lawn mowers is that a home occupation? Would they be in violation? We discussed adding a definition of landscape business'. Maybe to include skid loaders, back hoes, lawn installation, excluding lawn mowing and lawn maintenance. The Commission would like to add a definition of landscape business. A home occupation in the residential district if a small business. The plan is to re-work this text amendment and bring it back to the Plan Commission.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD
14-26 Critter Care- Passed on 10.21.14
14-28 Hively Landscaping- Withdrew petition due to Plainfield denying the request and surrounding property owners concerns
14-25 Medical Cannabis Distribution Center- Approved on 11.18.14 (manufacturing districts- special use)

CITIZENS TO BE HEARD/ PUBLIC COMMENT: None

NEW BUSINESS
Approval of the 2015 meeting calendar- We need to add Feb. 7th annual meeting 9am. Larry Nelson made a motion to approve the meeting dates with the one correction, Vern Poppen seconded the motion. All were in favor and the meeting calendar was approved.

OLD BUSINESS
Update on developer meeting on 10.22.14- Planner Zubko stated in the packet were the meeting minutes from the special ad-hoc meeting. The plan was to discuss needed changes in the Zoning Ordinance but it really turned into a discussion on economic development and how important bringing businesses and transportation to the community. Mr. Nelson stated people around us are going to beat us up with enterprise zones, we'll be the hole in the donut. We should worry about jobs and not just retail, anywhere in Kendall County.

Matt Prochaska stated Oswego are looking at having an economic commission.

ADJOURNMENT
The next meeting will be on January 28, 2015. Larry Nelson made a motion to adjourn the meeting, Vern Poppen seconded the motion. All were in favor and the meeting was adjourned at 8:01 p.m.

Submitted by,
Angela L. Zubko, Planning & Zoning Manager