Chairman Bill Ashton called the meeting to order at 7:03 pm.

ROLL CALL
Members Present: Chair Bill Ashton, Tom Casey, Brian Leonard, Larry Nelson, Claire Wilson and Budd Wormley
Others present: Planning & Zoning Manager Angela Zubko
Members Absent: Bill Lavine, Vern Poppen, Tim Sidles and 2 vacancies (Big Grove & NaAuSay)
In the Audience: Ron Reinert, Gregg Ingemunson, Bob & Bill Adelizzi

APPROVAL OF AGENDA
Larry Nelson made a motion to approve the agenda as written. Claire Wilson seconded the motion. All were in favor and the agenda was approved

APPROVAL OF MINUTES
Larry Nelson made a motion to approve the minutes from February 26, 2014 meeting, Tom Casey seconded the motion. All were in favor and the minutes were approved.

PETITIONS
#14-06 Reinert Fox Road Subdivision
Planner Angela Zubko did an overview of the request stating the property is located at 12345 Fox Road on the north side about 0.2 miles east of Highpoint Road. The petitioners are seeking approval of a preliminary & final plat for a 2 lot subdivision in which 1 lot is already built on. The property was rezoned in 1994 for 2 homes but never subdivided. During the approval of the rezoning there was much discussion on water issues and the soils having extremely high groundwater elevations. Staff will defer to the Health Department, engineers and soil and water conservation district on this issue. The Health Department had one comment that this lot has shallow seasonal high water table (less than 12 inches in some borings) observed on Lot 2. This condition may prevent the installation of a conventional septic tank/soil absorption system. The modification of present site conditions, and/or the need for alternative wastewater treatment systems, may need to be considered. Also in 1994 the Highway Department requested only 1 access point off Fox Road and that it line up with the driveway across the street. Since then a moon shaped driveway has been installed and they are requesting another entrance from the Highway Department the petitioner would need to
request a variance to add another access point at this time. Mr. Fran Klaas stated that no ROW needs to be dedicated at this time due to the proposed realignment of Fox. This part of Fox will be a local street so he is not too worried about acquiring any ROW or the variance for another access.

The petitioner will have 2 lots, lot 1 will be 90,329.21 square feet including the ROW and lot 2 will be 94,072.57 square feet including the ROW. Since they currently own to the center of the roadway staff could count that towards their square footage. Staff will defer again to Fran with regards to ROW dedication. Our consulting engineer had two comments: 1. The Side Yard Drainage can be improved with some minor grade changes. See the marked up exhibit attached and 2. They do not recommend the sump pump drain for Lot 2 connect to the existing drain for Lot 1. Each pipe should be separate to the discharge outfall. Staff recommends approval of the requested preliminary and final plat with the suggested changes from our engineer.

Budd Wormley stated this property has been for sale for a long time and asked if it was not a buildable lot at that time. Mr. Reinert stated they were seeking a buyer before subdividing but since the recession they are looking to subdivide before finding a buyer.

There was some discussion on the septic and well which the petitioner stated will be a separate well and septic for a new home. Also the petitioner stated they will not tie in the sump line into the existing drain for lot 1.

With no further suggestions or changes Claire Wilson made a motion, seconded by Larry Nelson to recommend approval and forward the petition onto the PBZ Committee meeting with the engineering suggested condition comment. A roll call vote all were in favor.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD
14-02 Dickson Valley ministries- Passed at the March County Board Meeting

CITIZENS TO BE HEARD/ PUBLIC COMMENT
Attorney Gregg Ingemunson wanted to seek some advice from the Plan Commission regarding a property on Route 126. The property currently has a special use for a landscape company. Due to the downturn in the economy the petitioners are looking to rezone the property to B-3 and in order to do that would need to amend the LRMP to show this location being commercial instead of commercial. Attorney Ingemunson stated on the Village of Oswego’s comprehensive plan it shows commercial across Route 126 from this property.

Budd Wormley has some concerns on the drainage of this property. The Plan Commission does not see a huge concern expanding the commercial district west to this property. The next step would be to get consensus from the NaAuSay Township Board and the owner to the east.
NEW BUSINESS- None

OLD BUSINESS
Vote on amended By-laws- Planner Zubko stated that last month a motion passed to approve the amended changes. Planner Zubko wanted to state once again the SAO requests the public notice be sent around the parent parcel and not the parcel to be rezoned. Larry Nelson made a motion to approve the by-laws as presented, Budd Wormley seconded the motion. All present were in favor and the by-laws were passed.

Update on possible changes to the LRMP for Kendall and NaAuSay Township- Planner Zubko stated this was actually discussed at ad-hoc last month and there was very good discussion from the township and they also learned about the new septic codes. The townships want to have larger lot sizes, a minimum of 1 acre and less open space in subdivisions. How we left it was that the NaAuSay Township was going to look into making edits and coming back to ad-hoc when they’re ready.

ADJOURNMENT
The next meeting will be on May 28, 2014. Claire Wilson made a motion to adjourn the meeting, Tom Casey seconded the motion. All were in favor and the meeting was adjourned at 7:35 p.m.

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