Chairman Bill Ashton called the meeting to order at 7:17 pm. (We started late due to a meeting held before this meeting)

ROLL CALL
Members Present: Chair Bill Ashton, Larry Nelson, Vern Poppen, Claire Wilson and Budd Wormley
Others present: Planning & Zoning Manager Angela Zubko
Members Absent: Tom Casey Brian Leonard, Tim Sidles & 2 vacancies (Oswego Township & Big Grove Township)
In the Audience: Attorney DJ Kramer, Matt Hively, Chris Mazzoni, Michele & John Nitzki

APPROVAL OF AGENDA
Budd Wormley a motion to approve the agenda as written. Larry Nelson 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 August 27, 2014 meeting, Claire Wilson seconded the motion. All were in favor and the minutes were approved.

SPECIAL RECOGNITION
Tim Sidles- 6 years (Appointed on 2.19.08)

PETITIONS
#14-26 Critter Care
Planner Angela Zubko did an overview of the request stating the property is located at 4287 Eldamain Road on the west side of Eldamain Road about 0.45 miles south of Route 34. The property is about 3.9 acres and the petitioner is requesting an A-1 Special use to operate a veterinary establishment, but not including the boarding of animals except for overnight stays for medical treatment and observation. The petitioner would like to do boarding in the future but a variance cannot be requested for a use so they would need to rezone to commercial. The veterinary clinic has been running at this site for some time and would like to become legal since they are becoming larger. The petitioner has stated there are 2 employees. Staff is waiting to hear how large the building is to calculate parking. The ratio would be one (1) parking space shall be provided for each two hundred and fifty (250) square feet of floor area. Looking at an aerial there seems to be 26 parking stalls provided including 1 handicapped parking stall but staff is not sure the size of the stalls. A plat of survey is requested. The property currently has an access point off of Eldamain Road and also access through the
property to the north, which is where Kim, the petitioner/owner lives. The Village of Plano has no objection to the special use and the Little Rock Township Board had not objections either. The building inspector had a few comments and stated that a change of occupancy permit will be required for all structures that will be used for the proposed special use. Also the petitioner will need to contact the Little Rock Fox Fire Protection District to determine if this building needs to be sprinkled. Since there are no proposed improvements a stormwater permit and storm water detention is not required.

Staff would recommend approval and the following conditions be placed on the special use, if approved:

1. A recent plat of survey be drawn showing the parking lot with dimensions.

The ZPAC Committee recommended approval and the Health Department had a comment that they will need to protect the septic system to ensure that it is protected from animal/vehicle traffic.

Attorney DJ Kramer is in attendance for questions or comments. Planner Zubko stated she has not heard from any neighbors on complaints or questions.

Claire Wilson stated this has been running for awhile so asked which buildings the operation has been running out of? Mr. Kramer stated this has been in operation at least 3 years and they are operating out of the middle building. Claire asked if they've been up and running without a permit if it was in violation? Planner Zubko stated they've come in voluntarily. Claire feels it is onerous to update the building codes and sprinkler. Just because it's not up to code it may still be structurally sound. There was discussion that updating these old structures is onerous. Little Rock Fox does not require sprinkler systems so that should not be an issue. Mr. Nelson stated the Board can make exemptions. Claire would like to see a recommendation to not have to follow the current building codes but an inspection for life safety violations and verify it’s structurally sound.

Claire Wilson made a motion to approve the special use with the recommendation in lieu of stamped drawings the petitioner would be permitted to acquire a building inspection stating the building is structurally sound and no life safety issues exist. Larry Nelson seconded the motion. With a roll call vote all were in favor and this will move onto the next SUHO meeting next Monday.

#14-28 Hively Landscaping

Planner Angela Zubko did an overview of the request stating the property is located at 1451 Johnson Road on the north side of Johnson Road about 1 mile west of Ridge Road. The property is about 10 acres and the petitioner is requesting an A-1 Special use to operate a landscape business. They currently operate out of Plainfield, IL and have been in operation for approximately 10 years. Their business focuses on light commercial and residential patio and landscapes. They will not meet with customers or perform any retail operations at this time. They employ about 15 employees consisting of 1 sales staff, 1 landscape architect, 1 for general office and about 8-12 work force/laborers. The work force arrives at 7am, load company trucks and disperse to job sites returning at the end of the day. The employee parking will be behind the buildings in the northwest corner of the gravel area. The hours of operation are from 7am to 4:30pm Monday through Friday with an occasional Saturday. The parking ratio would be one (1) parking space shall be provided for each employee plus one (1)
parking space for each vehicle used in the conduct of the enterprise. The site plan depicts 14 employee stalls and 4 office parking stalls. That will exceed the parking requirement. The special use in the Zoning Ordinance states that: All vehicles, equipment and materials associated with a landscaping business shall be stored entirely within an enclosed structure, unless otherwise permitted under the terms of this Special Use Permit. The petitioner proposes to store most of the company vehicles indoors but does show some overflow parking outside. The landscape materials will be stored on the northeast corner of the proposed gravel area behind the building. Staff would like to know what the plan is for landscape waste, if it will be brought back on site. Staff will place a condition that no landscape waste generated off the property can be burned on this site. Staff is waiting to hear back from the Village of Plainfield with regards to the roadway as a condition for a landscape business is: The business shall be located on, and have direct access to, a State, County or Collector Highway as identified in the County’s LRMP unless otherwise approved in writing by the agency having jurisdiction over said Highway. The Village of Plainfield has jurisdiction over the roadway and has preliminary stated they would file a legal objection but the petitioner is trying to meet with the Village to go over the plans. The property currently has an access point off of Johnson which would remain the same. The building department has stated that a change of occupancy permit will be required for the metal arena and barn structure. The project is on the border line on requiring stormwater detention. The petitioners have received approval from the township. The township did add conditions 4 and 5 which are reflected in the report. Also the Plainfield Fire Protection District has stated the buildings need to be sprinkled and have fire alarms. The petitioner is looking at the option to demolish the buildings and replace with new ones to make sure it meets all the proper codes.

Staff would recommend approval and the following conditions be placed on the special use, if approved:

1. No landscape waste generated off the property can be burned on this site.
2. Submit information on storm water calculations.
3. Hours of operation will be from 7am to 4:30pm Monday thru Friday and an occasional Saturday.
4. No retail business allowed on site.
5. Restrict the amount of landscape waste that could be imported and stored on site at any one time to 5 semi loads.

The ZPAC Committee also recommended approval with no big concerns, just the septic needs to be located. Planner Zubko also stated she passed out 3 letters from neighbors that could not attend tonight and mentioned most of their concerns: this does not fit in with the residential neighborhood, property values, traffic on the roadways, incompatible use and security. Planner Zubko stated the petitioner is in attendance for questions.

Mr. Ashton stated how Plainfield has jurisdiction of the roadway and asked if they have annexed property nearby. Planner Zubko stated yes directly across the street was proposed to be Grande Park South.

Mr. Mazzoni introduced himself and stated he met with Michael Garrigan from Plainfield yesterday and didn’t voice much except he may want to take it to their board meeting. They discussed the
property south of there as it is zoned residential for the Grande park South expansion which may not happen for awhile now. They also discussed with all their access point east they will be going east to Ridge so there should not be roadway issues.

Claire Wilson asked where the office will be located? Mr. Mazzoni stated because they need stamped drawings they will most likely be building 3 separate buildings about 2,000 square feet so the office would use a temporary office trailer until they build new smaller buildings. Mr. Nelson asked if they had a new drawing showing the new buildings? Planner Zubko stated not yet as this is something new but the new buildings would be located in that footprint.

Claire does not think we can do anything about the fire protection district and has the same issues with the building permit comments requiring stamped drawings etc. The County should be promoting business’ into the County. There was brief discussion on the new proposed buildings. Planner Zubko stated so everything would still be behind the buildings and the new buildings would be located behind the current house, correct? Mr. Mazzoni stated that is correct. Planner Zubko stated she took some pictures today of the site which all the Plan Commission members have seen and the site is heavily wooded on the east and west lot lines, you can barely see the property. It’s a very secluded site.

Mr. Mazzoni stated they discussed with Plainfield about berming the front of the property, landscaping it and clean it up. They are not opposed to berming and landscaping the property. Even though they do not have retail at their facility they still need to maintain a nice property and want to be good neighbors. There was brief discussion on existing trees and screening to the neighbors.

Ms. Wilson asked what the plan is for the single family home, Mr. Mazzoni stated they would probably rent to non employees. Ms. Wilson asked about location of closest residence, she can’t imagine it would be worse than leaving it vacant, she would think they’d want a presence there at night then leaving it with no one there so does not really understand that concern.

Michelle & John Nitzki own the property to the west and looking to build their retirement home on that lot soon. Their house would have to be parallel to where they’re looking at building with the trucks due to some lot constraints. They would hear the trucks every morning, smell the diesel, and hear the loading and unloading of pavers and materials. This is a residential area and hopes they do not let the petitioners do this. This is not a commercial area so confused why this is being proposed. The Plan Commission explained this is a special use on an agricultural lot so this use is probably less intense then some other uses it could be like a hog farm or corn dryer. The Commission stated this is an agricultural piece or property. Planner Zubko explained that the Nitzki’s property is zoned residential along with 8 lots west of this and 11 lots along Cherry Road from 1989. Ms. Nitzki asked if she could subdivide her lot? Planner Zubko yes they could rezoned 3 acre lots if they’d like.

There was brief discussion on the properties nearby and zoning and the grande park south plan.

There was discussion on what would make the adjacent neighbor ‘happy’ and it was agreed upon installing a 10’ berm with two line of evergreens a minimum of 4’ to start on the western edge to block the building. That way the noise should travel right over their property.
There was some discussion that they do some snow plowing but typically the snow plows are already on the site they’re plowing. They might have some on this site. They did stated they do not do any mowing or anything.

This petition will be continued at the petitioner’s request till next month pending a new site plan showing the new buildings, landscaping and berming. Planner Zubko stated after the site plan is submitted we can meet with surrounding resident’s if they would like. This is continued till October 22nd.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD
14-12 Central Limestone Company, Inc.- Approved by County Board on 9.16.14
14-17 Medical Cannabis Cultivation Center- Approved by County Board on 9.16.14 (attached to the packet showing the modifications)
14-22 Clean-up and Restoration Services- Approved by County Board on 9.16.14 (attached to the packet showing the modifications)
14-23 DTG Investments LLC- Scheduled for the 10.7.14 County Board meeting
14-24 Divyesh Patel/ Council Court Motel- Approved by County Board on 9.16.14
14-25 Medical Cannabis Distribution Center- Oh hold for SAO to review

CITIZENS TO BE HEARD/ PUBLIC COMMENT: None

NEW BUSINESS/ OLD BUSINESS
Mr. Ashton wanted to formally thank Tim Sidles for his time on Plan Commission even though he is not in attendance tonight. Also Mr. Ashton stated next month we have a new member for Tim’s spot, his name is Rodger Bledsoe and he’s new to the County and would like to be active in the County.

Mr. Ashton also stated he’s a little disappointed in Brian not attending; he’s made one meeting so far.

ADJOURNMENT
The next meeting will be on October 22, 2014. Claire Wilson made a motion to adjourn the meeting, Vern Poppen seconded the motion. All were in favor and the meeting was adjourned at 8:18 p.m.

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