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, Interim PBZ Director Jeff Wilkins and Attorney Daniel Kramer

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
Jeff Wehrli made a motion to approve the minutes from May 13, 2013. Amy Cesich seconded the motion. All agreed and the minutes were approved.

EXPENDITURE REPORT (handed out at meeting)
Amy Cesich made a motion to approve the expenditure report in the amount of $14,621.59 and forward it onto the Finance Committee, Jeff Wehrli 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
#13-13 Steven & Lori Seeler
Attorney Kramer introduced himself and stated the property is located near the southeast corner of Cherry Road and Schlapp Road, about 1/5 mile east of Schlapp Road. The petitioner is looking to rezone about 3 acres of an 11.6 acre property in NaAuSay Township. Next to the western boundary there is a house right close to the lot line and there is a story behind it that he will try to explain. What happened with all of the other homes in the area is they all fell under different Kendall County ag allocation rules and this property is zoned agricultural. This particular parcel was actually two different parcels, the western parcel was actually under contract with the home to the west and the owner thought he was going to close on this property about 8 or 9 years ago and the seller backed out last minute due to a lot of litigation and could not get control of the property so the western neighbor did not get to purchase it. This is why the neighbor built his house so close to the lot line as he thought he was going to own the parcel east of him and put nursery stock on it. The eastern parcel was owned by a different owner, who ran DK Landscaping and due to the economy they lost the property. The Seeler’s would like to build one single family home. He stated as proposed on the plat of survey there is a proposed barn as the owners would like to have some horses. Mr. Kramer said they wanted to be mindful of the close neighbor and put the barn at least 100’ from the neighbor. They have received approval from the NaAuSay Township Plan Commission and have the township Board meeting on June 17th.
The Village of Plainfield has no objection to the proposed rezoning and we never heard from the Village of Oswego which the property is in their planning boundaries. The petitioner plans on leaving the existing tree coverage and planting some more trees and they will clean up the property as lots of concrete, railroad ties and previous landscaping waste was left on the property.

Planner Zubko added she recommends approval subject to the Township Board approval and the NRI fee is paid.

With no further suggestions or changes Jeff Wehrli made a motion with staff stated conditions, seconded by Lynn Cullick to approve petition 13-13 and forward the petition onto the next County Board meeting. All were in favor

#13-08 ZPAC Definition
Planner Zubko stated this text change is to allow any member of the PBZ Committee to attend the ZPAC meeting instead of just the PBZ Chair as the definition is currently worded. The Plan Commission suggested added language to include 1 vote out of the 5 PBZ members just for clarification. Mr. Gryder suggested changing the language to have the PBZ Chairman or his/her designee to attend the ZPAC meeting and therefore we can delete the language about 1 vote. Strike PBZ Chair… insert PBZ Chair and his/her designee and strike language about voting.

With no further suggestions or changes Lynn Cullick made a motion to approve petition 13-05, seconded by Jeff Wehrli to approve and forward the petition onto the next County Board meeting. All were in favor

OLD BUSINESS–
None

NEW BUSINESS
Discussion on possible Noise Ordinance- Ms. Gilmour stated it was not talked about at the Public Safety meeting tonight but Mr. Weis from the SAO is working on it and will be enforced though the Sheriff’s office. Mr. Gryder stated she would like to discuss what type of residential districts we would like this possible ordinance to effect. Mr. Gryder talked to someone who lives in Boulder Hill and is really in favor of a noise ordinance and possibly discussion on weeds. Planner Zubko stated in Boulder Hill the township cuts the grass. Mr. Wilkins asked about liening the property for noise, he has hesitations about the property owner having a lien if they have renters. Mr. Gryder stated he is of the opinion it is part of the landlords issue. There was some discussion on liens. Also there was some discussion on Agricultural areas versus residential zoning and sizes of lots. The Committee is very interested in what the Sheriff’s office and SAO comes up with.

PUBLIC COMMENT –
None

UPDATE ON HISTORIC PRESERVATION- There will be a meeting on Wednesday June 19th and the group will start getting ready for the fair in August. We are working with other Historic Preservation Commissions from the municipalities to help volunteer and man the booth.

PROJECT STATUS REPORT– Reviewed
PERMIT REPORT– Reviewed
REVENUE REPORT– Reviewed

6.10.13 PBZ Meeting Minutes
CORRESPONDENCE – None
EXECUTIVE SESSION - None

ADJOURNMENT- Next meeting will be on July 8, 2013
Jeff Wehrli made a motion to adjourn the meeting. Judy Gilmour seconded the motion. All agreed. Chairman Gryder adjourned the meeting at 7:07 p.m.

Respectfully Submitted,
Angela L. Zubko
Senior Planner