ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
November 3, 2014 – Meeting Minutes

Planner Angela Zubko called the meeting to order at 9:01 a.m.

Present:
Aaron Rybski – Health Department
Brian Jahp – Sheriff’s Office
Brian Holdiman- Building Inspector
Fran Klaas- County Highway Department
Angela Zubko – PBZ Planning & Zoning Manager

Absent:
Megan Andrews – Soil & Water Conservation District
Greg Chismark – Wills Burke Kelsey
Scott Gryder – PBZ Member
Jason Petit- Forest Preserve

Also present: Daron Spicher

AGENDA
A motion was made by Fran Klaas to approve the agenda as written, Aaron Rybski seconded the motion. All were in favor and the motion carried.

MINUTES
Bran Japh made a motion, seconded by Aaron Rybski, to approve the September 2, 2014 meeting minutes as written. All were in favor and the motion carried.

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.

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.

Fran Klaas stated when they know the location of the driveway the petitioners will need to seek an access variance from the County Board because it’s too close to the neighbor to the west. Mr. Spicher stated the County has put in a driveway and they plan to utilize that drive.

Brian Jahp had no comments at this time.

Aaron Rybski stated the well and septic permit will come through their office and if they need any help to please contact their office.

Brian Holdiman stated a building permit will be required when the petitioner is ready to build the home.

With no further comments Aaron Rybski made a motion, seconded by Brian Jahp to approve the map amendment and forward the petition onto the next Plan Commission meeting. All were in favor and the motion carried.
#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.

Fran Klaas thinks it’s a good thing to have bees.

Brian Jahp has no comments at this time.

Aaron Rybski stated if they were selling it they would have to follow state requirements.

Brian Holdiman asked about who would inspect these items and what if there are violations. Planner Zubko stated the PBZ Department would be and asked if in his opinion we should charge more? Mr. Holdiman stated not at this time, he is fine with how it is written.

With no further comments Brian Japh made a motion, seconded by Fran Klaas to approve the text amendment and forward the petition onto the next Plan Commission meeting. All were in favor and the motion carried.

#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.

Brian Holdiman agrees with this text amendment.

Aaron Rybski has no objection.

Brian Jahp has no comments at this time.

Fran Klaas agrees with Brian Holdiman.

With no further comments Aaron Rybski made a motion, seconded by Fran Klaas to approve the text amendment and forward the petition onto the next Plan Commission meeting. All were in favor and the motion carried.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD-
14-26 Critter Care- Passed at the 10.21.14 County Board meeting
14-28 Hively Landscaping- withdrawn due to all the opposition and the Village of Plainfield denying the request.

PUBLIC COMMENT- There were no comments.

OLD BUSINESS- None
NEW BUSINESS - The Committee discussed changing the time of the meeting. The group decided to change the day to the next day at 9am, Tuesday. This will be voted on next month.

AJOURNMENT - Next meeting on December 1, 2014
With no further business to discuss Fran Klaas made a motion, seconded by Brian Jahp to adjourn the meeting at 9:23 a.m. The motion carried.

Submitted by,
Angela L. Zubko
Planning & Zoning Manager