ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
April 7, 2014 – Meeting Minutes

Planner Angela Zubko called the meeting to order at 9:02 a.m.

Present:
Megan Andrews – Soil & Water Conservation District
Scott Gryder – PBZ Member
Fran Klaas - County Highway Department
Angela Zubko – PBZ Planning & Zoning Manager

Absent:
Greg Chismark – Wills Burke Kelsey
Brian Holdiman- Building Inspector
Jason Petitt- Forest Preserve
Aaron Rybski – Health Department
Phil Smith – Sheriff’s Office

Also present: Petitioner Ron Reinert

AGENDA
A motion was made by Scott Gryder to approve the agenda, Fran Klaas seconded the motion. All were in favor and the motion carried.

MINUTES
Scott Gryder made a motion, seconded by Megan Andrews, to approve the February 3, 2014 meeting minutes. All were in favor and the motion carried.

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 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 issues. Also at that time 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. Staff will defer to Fran on this issue. 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 any suggested changes of the other departments.

Mr. Fran Klaas stated that no ROW needs to be dedicated at this time. Due to the Eldamain project and Fox Road realignment this part of Fox will be a local street so he is not too worried about another access. The petitioner would need to request a variance to add another access point at this time.

Ms. Megan Andrews from the Soil & Water Conservation District is working on the natural resources and executive summary. She stated taking a quick look the area is very flat and has hydric soils. She stated there may be limitations for a conventional septic system.
Mr. Scott Gryder stated Fran and Megan got the important issues and glad the water issues seem to be taken care of.

With no further comments Scott Gryder made a motion, seconded by Fran Klaas to approve the preliminary and final plat and forward the petition onto the Plan Commission meeting in April. All were in favor and the motion carried.

**REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD**
- 14-02 Dickson Valley Ministries - Approved at the 3.19.14 County Board meeting
- 14-03 Plat of Vacation - Approved at the 2.18.14 County Board meeting
- 13-26 Green Organics, Inc. - Approved at the 3.19.14 County Board meeting
- 13-31 Candice Hadley - Approved at the 2.18.14 County Board meeting

**PUBLIC COMMENT** - There were no comments.

**OLD BUSINESS** - None

**NEW BUSINESS** - None

**ADJOURNMENT** - Next meeting on May 5, 2014
With no further business to discuss Megan Andrews made a motion, seconded by Fran Klaas to adjourn the meeting at 9:21 a.m. The motion carried.

Submitted by,
Angela L. Zubko
Planning & Zoning Manager