

## PLANNING & ZONING MINUTES 11-15-06

1. Meeting was called to order at 5:47 p.m. Roll call: Debbie Schumacher, aye; Jerry Lancelle, aye; Ray Gardner, aye; Rich Heidel, aye; Mark LeMere aye; Dave Dillenburg, aye and Bob Ross, aye; Tom Dennee is excused.
2. **Motion by Dave Dillenburg, second by Bob Ross to approve the agenda as presented. All in favor. None opposed. Motion carried.**
3. **Motion by Dave Dillenburg, second by Debbie Schumacher to approve the October 11 & October 24 minutes as presented. All in favor. None opposed. Motion carried.**
4. Discussion / action re: Extra Territorial Review Hemlock Creek Subdivision Final Plat in the Town of Lawrence: There were no changes from the preliminary plat. **Motion by Dave Dillenburg, second by Jerry Lancelle to approve the Hemlock Creek Subdivision Final Plat. All in favor. None opposed. Motion carried.**
5. Discussion / action re: Change of zoning from Ag to I-1 Limited Industrial for Edward LaPointe on W. Mason HB-1398: The property owner wants to bring the property in compliance. Staff recommends the change of zoning to I-1 Limited Industrial with a PUD for the future. Rich Heidel has a concern with the ongoing litigation with the county since it is based upon zoning. **Motion by Dave Dillenburg, second by Ray Gardner to table the request to change the zoning for Ed LaPointe to the next regular meeting. All in favor. None opposed. Motion carried.** Rich Heidel asked Jim VanDenHeuvel to contact Village Legal counsel as to the impact of this rezoning on the ongoing litigation with the county.
6. Discussion / action re: Change of zoning from R-3 to R-1 for Harold Baeten & Paul Baeten on E Adam Dr HB-889 & HB-889-4: Mary Ellison explained the intentions of the rezoning request. Jim VanDenHeuvel recommends an easement a for driveway. **Motion by Mark LeMere, second by Jerry Lancelle to approve the change of zoning request from R-3 to R-1 for Harold Baeten and Paul Baeten on E. Adam Dr. HB-889 & HB-889-4 along with the additional requirement that a driveway be recorded as an easement on the final CSM. All in favor. None opposed. Motion carried.**
7. Discussion / action re: change of zoning from B-1 to B-1 with PUD overlay on Golden Pond Park Ct Parcels HB-2411 & HB-2412: Tom Juza spoke on his plan for this property to be named Galleria at Golden. Discussion occurred on why the PUD is needed. The development will require site review approval. **Motion by Ray Gardner, second by Mark LeMere to change the zoning to B-1 with a PUD overlay on Golden Pond Park Ct parcels HB-2411 & HB-2412. All in favor. None opposed. Motion carried.**
8. Discussion / action re: Conditional Use Permit for Reliable Recycling: Jim VanDenHeuvel reviewed past minutes. It's recommended that conditions of the Conditional Use Permit be recorded for future reference. Kerry Kalba spoke on behalf of the residents on Ferndell Acres Dr. He's concerned about property values due to the motor cross track and the recycling center. Mark Wilson from Reliable Recycling stated intentions of the use of his property and is willing to

- work with the Village Board and the neighbors. **Motion by Mark LeMere, second by Ray Gardner to recommend that Jim VanDenHeuvel meet with both parties regarding Reliable Recycling and report back to Planning & Zoning at the next regular meeting with recommendations for placing conditions on the Conditional Use Permit. All in favor. None opposed. Motion carried.**
9. Discussion / action re: Request to vacate LaGuardia Dr for Walter Neta conditioned on HB-335-1, HB-335-2-1 & HB-335-2-2 coming under same ownership: Discussion recommending that the condition be written into a purchase agreement before proceeding. **Motion by Ray Gardner, second by Mark LeMere to deny the request to vacate LaGuardia Dr pending a signed purchase agreement to include language about vacating the road. All in favor. None opposed. Motion carried.**
  10. Discussion / action re: approach to rezoning and substandard parcels: **Motion by Rich Heidel, second by Bob Ross to table to the next Planning & Zoning meeting. All in favor. None opposed. Motion carried.**
  11. Future Agenda Items:
    - Rezoning of sub standard parcels.
    - Conditional use for Reliable Recycling to specify conditions.
  12. Adjourn: **Motion by Rich Heidel, second by Jerry Lancelle to adjourn the meeting. All in favor. None opposed. Motion carried.**

Meeting adjourned at 7:55 p.m.