

## PLANNING & ZONING MINUTES 8-22-07

1. The meeting was called to order at 5:35 p.m. Roll call: Dave Dillenburg, aye; Bob Ross, aye; Tom Dennee, aye; Rich Heidel, aye and Ray Gardner, aye. Jerry Lancelle and Mark LeMere are excused.
2. **Motion by Ray Gardner, second by Tom Dennee to approve the agenda as amended, switching items #4 & #8. All in favor. None opposed. Motion carried.**
3. **Motion by Bob Ross, second by Dave Dillenburg to approve the July minutes as presented. All in favor. None opposed. Motion carried.**
4. Discussion only on proposed division of HB-1394-1 on W. Mason St.: Steve Bieda from Mau & Assoc. and Mike Abel was present. Mr. Abel has someone interested in purchasing the house. However, when the zoning was approved for the business the intention was that the house would be taken down in the future. Creating a residential lot goes against the Smart Growth Plan for this area.
5. Discussion / action re: Change of zoning from Ag to R-2-R for Robert Steeno, HB-503-2 and Adam Menne, HB-532-7: **Motion by Ray Gardner, second by Tom Dennee to approve the change of zoning request from Ag to R-2-R for Robert Steeno and Adam Menne. All in favor. None opposed. Motion carried.**
6. Discussion / action re: 3-Lot CSM for Robert Steeno on Log cabin Ct.: **Motion by Tom Dennee, second by Ray Gardner to approve the Robert Steeno 3-Lot CSM on Log Cabin Ct. All in favor. None opposed. Motion carried.**
7. Discussion / action re: Overland Acres Final Plat: **Motion by Tom Dennee, second by Bob Ross to approve the Overland Acres Final Plat for John & Francis Burkel. All in favor. None opposed. Motion carried.**
8. Discussion / action re: Andrew Petersen's Conditional Use Request on S Pine Tree Rd for a landscape business: Attorney Bill Woodward will review this prior to the Commission taking any action. The Commission would like Attorney Woodward to attend the next meeting to provide some training to the Commission. **Motion by Ray Gardner, second by Tom Dennee to table this item to the October meeting. All in favor. None opposed. Motion carried.**
9. Discussion / action re: Extra-territorial 1-Lot CSM on Williams Grant Dr. in the Town of Lawrence: **Motion by Ray Gardner, second by Dave Dillenburg to approve the extra-territorial 1-lot CSM in the Town of Lawrence for Michael Wuytes. All in favor. None opposed. Motion carried.**
10. Discussion / action re: Change of zoning from Ag to ER for James Fuss, HB-380-2; Paul Willems, HB-390-1 and Tim Krall, HB-785-7: **Motion by Ray Gardner, second by Bob Ross to approve the change of zoning request from Ag to ER for James Fuss, Paul Williams and Tim Krall. All in favor. None opposed. Motion carried.**
11. Discussion / action re: Sequencing of Conditional Use approvals and waiver or decrease of those fees as part of the Village required bulk re-zoning: The Village Board has already approved waiving the fees. It has been determined that the change of zoning and the conditional use can be done in the same action.

12. Discussion / action re: Creating R-8 Conservation Subdivision Ordinance: It's been determined that it is not necessary to create this ordinance because we already have a PUD Ordinance. **Motion by Tom Dennee, second by Ray Gardner to not create an R-8 Ordinance at this time. All in favor. None opposed. Motion carried.**
13. Discussion / action re amending Chapter 6 Ordinance by adding a Conditional Use to R-1 & R-2-R: **Motion by Rich Heidel, second by Bob Ross to approve amending Chapter 6 Ordinance adding the conditional use wording from Attorney Bill Woodward to R-1 and R-2-R zonings. All in favor. None opposed. Motion carried.**
14. Future Agenda Items:  
Andrew Petersen Conditional Use
15. Adjourn: **Motion by Tom Dennee, second by Bob Ross to adjourn the meeting. All in favor. None opposed. Motion carried.**

Meeting adjourned at 7:25 p.m.