

VILLAGE OF LANNON
MINUTES FROM THE 4/29/10 PLAN COMMISSION MEETING

1. Presiding Officer, Mr. Martin, called the meeting to order at 7:01 p.m.
2. Pledge of Allegiance was recited.
3. Roll call: Dutcher, Martin, Newman, and Zabler were present. Commissioners O'Connor and Rudolph were absent. Also present were Village Engineer Mr. John Stigler, and Village Attorney Mr. Hector de la Mora.
4. Statement of Public Notice was confirmed, but qualified. It was noted that the agenda was not posted a minimum of 24 hours in advance of the meeting. Village Attorney Mr. de la Mora commented that decisions made tonight might be contestable because of the lack of notice requirement.
5. **Motion** by Newman/Dutcher to approve the minutes from the 3/25/10 Plan Commission Meeting. Carried unanimously.
6. Plan of Operation for Jackpot Tours located at 20765 W. Main Street. Ms. Diane Dieringer was present representing Jackpot Tours. Village Engineer Mr. Stigler presented his comments. **Motion** by Newman/Dutcher to approve the Plan Operation for Jackpot Tours contingent upon receiving the balance of information requested by the Village Engineer. Carried unanimously.
7. Sign Permit for Jackpot Tours located at 20765 W. Main Street. Village Engineer Mr. Stigler presented his comments. **Motion** by Newman/Zabler to approve the sign permit for Jackpot Tours contingent on compliance with section 78-51. Carried unanimously.
8. Sign Permit for Artistic Stone Inc. located at 7090 N. Townline Road. Mr. Dave Niebler was present representing Artistic Stone Inc. Village Engineer Mr. Stigler presented his comments. Mr. Niebler commented the proposed sign dimensions to be 2 ½ ft. x 5 ft. and there will be no lighting on this sign. **Motion** by Newman/Dutcher to approve the sign permit for Artistic Stone Inc. contingent on future landscaping to be placed after the highway work is completed. **Motion** amended by Newman/Dutcher to have the landscaping and sign placement completed by September 15, 2011. Vote on the motion as amended. Carried unanimously.
9. Request by Celcite Management Solutions to alter T-Mobiles's existing facilities located at 19501 W. Becker Court. Mr. Pat Dominick was present representing Celcite Management Solutions. Village Engineer Mr. Stigler stated the property is zoned L-1, light industrial; the plan on the sheet A-3 indicates that the T-Mobile antenna array will be supplemented with three additional antennas; and that visually the appearance of the tower should remain the same. There is an issue between the abutting property owner and the tower owner regarding existing access easement location and no action of the Village shall be construed as approval of the access easement. Other concerns included when this project will be completed; how often the equipment will need to be serviced; is the applicant aware of any contemplated additional carriers locating at this site; and what is the maximum number of antenna array that the tower can handle. Commissioner Newman has also done some research and points out that a turn-a-round is required by our zoning code at the base of the tower to

facilitate emergency vehicles and the site should be accessed by a 30 ft. wide easement. The issue with the easement right now is that it appears to be very generic, it does not actually align with where they are driving, and the easement is actually obstructed by a couple of buildings that have been built there.

Motion by Newman/Zabler to table any action on the request by Celcite Management Solutions to alter the T-Mobiles existing facilities until next month. Carried unanimously.

10. Discussion only on a request by Halquist Stone to rezone the Cawley Farm located on Good Hope Road from A-1 Agricultural District to a residential district with a PUD. Mr. Bill Halquist and Mr. Tom Halquist were present representing Halquist Stone. Village Engineer Mr. Stigler presented comments concerning the rezoning of the property. The property is presently Zoned A-1, Agricultural District with some C-1 Holding Districts Shoreland Wetland area and C-2, General Conservancy District. It is assumed that the C-1 and C-2 Districts would remain as is. If in the future, these Conservancy Districts are amended, then further zoning revisions would be appropriate. The Concept Plan which the Village Plan Commission reviewed at its November 23, 2009 meeting was based on the R-2, Residential District regulations. The R-2 District requires 20,000 square feet of lot area and 100 feet of lot width at the building setback line. The R-2 District lots which would be 0.46 acres in size minimum would be less than the lots in Lannon Village Hills, which are approximately 0.7 acres. The R-2 District lots would be larger than the ROP lots which are approximately 0.25 acres which are situated to the east. The development would eventually be developed with municipal sanitary sewer and water mains, unlike the adjacent Village lots at the time of their development. The utilization of the PUD Planning Tool would allow the Village to control inherent development difficulties at this site, such as: systematic removal of layered bedrock; trucking of fill and placement of fill to raise the site elevation for development purposes, address concerns about limited site access, preservation of conservancy areas and navigable streams, and extension of the municipal water system to the site. **Motion** by Newman/Zabler to schedule and informational Public Hearing on May 27, 2010 at 6:00 p.m. Carried unanimously.
11. Review of ongoing property issues. Commissioner Newman spoke about the Clean up Lannon program that was started in 2005. Right now we are concentrating on junked cars, we have some issues cleaning up nuisance trees, we had an ongoing problem down at Asset Development with Cottonwood Trees unfortunately we had to get the Village Attorney involved but that's resolving itself and within the next two weeks we should have those trees removed. They have hired a consultant who is working on it and he's doing a real good job. We're also working on fences. You may have noticed that we had a non-conforming fence that was owned by the Village between us and the Joecks property and we're in the process of removing that. There are a few other fences in town. The ordinance requires them to be plumb and straight and in good maintenance and some are not. Lt. Porter has been assisting and things

are going smooth. We're after a few signs that are non-conforming, some businesses that are closed and we're looking at getting those taken down.

12. Citizens Comments:

Maxine Schmackle – Asked when everyone would be notified and how they would be notified regarding the Public Hearing. Clerk Lamb responded to this question. Usually people within 300 ft. of the property line all the way around will get notices and we'll post the notices and they'll be on the website and they'll be on the sign. Mr. Stigler stated that if you are within 300 ft. you should get a notice within 15 days prior to the meeting.

Jerry Newman – Spoke regarding the repaving of Good Hope Road & Townline Road.

13. **Motion** by Newman/Dutcher to adjourn the meeting at 7:40 p.m. Carried unanimously.

Transcribed on May 18, 2010
By Kris Hennen
May 19, 2010 Reviewed and respectfully submitted by,
James J. Lamb, CMC/WCMC
Village of Lannon Clerk/Treasurer