

VILLAGE OF LANNON
MINUTES FROM THE PLAN COMMISSION MEETING FROM 2/28/19

1. Call to order by presiding officer. President Gudex called the meeting to order at 6:30 p.m.
2. Pledge of Allegiance was recited.
3. Roll call: M. Grim, Gizelbach, Gudex, Janas, Payleitner and Yates were present. Wesell absent due to illness.
4. Statement of Public Notice was confirmed.
5. Citizen Comments. None.
6. Discussion and possible action on approval of minutes from the 01/31/19 Plan Commission meeting. Commission Payleitner stated that item 10 should be changed to say he has an interest in the property, he does not own the parcel. Yates/Gizelbach motioned to accept the minutes as corrected. Motion carried unanimously.
7. Discussion and possible action to schedule a Public Hearing for the Rezoning of Parcels LANV0074472002, LANV0074472004, LANV0074472005, LANV0074465001 intended for future development and Parcels LANV0074466001, LANV0074467001, and LANV0074468 which are adjacent and include existing residences. Engineer Ben Wood summarized his comments. He stated that there are two sets on tax keys that would need to be rezoned. The first set is for the Whispering Ridge Estates to continue. The second set are currently zoned residential but are nonconforming and should be changed by the Village to conform to the area. Joe Buchovich from Point Real Estate Co was present to discuss the conceptual plan and rezoning of the area to NR-4. They are proposing 36 lots on approximately 18 acres of land. They will be private roads and have an entrance off of Main St. where there is a current farm access. This development would include the Schultz property however that entrance would not be used as there would probably be a retention pond in that area. Grim questioned the NR-4 zoning and thought that zoning classification was only good for the Cawley Property. Ben stated the Conditional Use portion of the code pertained to them. The NR-4 gives us the density we need. There was discussion if the rezoning would affect the current residences but not anymore than they are now. It won't affect their primary residences and it will make the one vacant lot buildable. The procedure would be to recommend this to the Board to set the Public Hearing for Rezoning. Yates/Gizelbach motioned to recommend to the Village Board to schedule a Public Hearing to rezone the 7 tax keys as soon as possible. Motion carried by unanimous voice vote.
8. Adjournment. Yates/Gizelbach motioned to adjourn the meeting at 6:49 p.m. Motion carried unanimously.