

Chairman Brewer called the Planning & Zoning Commission meeting to order at 7:00 pm.

Roll: 6 Present (Holliman, Meyer, Steneck, Apke, Schock and Brewer). 3 Absent (Scarpelli, Bernstein, and Muscat). Also present were Assistant Village Administrator Brad Mitchell, Village Building Inspector Chris Ranieri and Village Clerk Katherine Holt.

APPROVAL OF MINUTES:

1. Planning and Zoning Meeting Minutes dated June 8, 2017

*Motion to approve the June 8, 2017 meeting minutes by Schock/Holliman.
Motion carries by unanimous vote.*

PUBLIC COMMENT:

Clerk Holt introduced new village staff members Assistant Village Administrator Brad Mitchell and Village Building Inspector Chris Ranieri to the Commission.

NEW BUSINESS:

1. **PUBLIC HEARING (1079 Rock Road)** – to consider a request for a special use to allow a vehicle towing establishment in the M-1 Limited Manufacturing District.
 - a. Motion to recommend approval/denial of a special use permit for 03-25-251-003 a vehicle towing establishment.
 - b. Motion to approve a Findings of Fact to recommend approval/denial of a special use permit for 03-25-251-003 a vehicle towing establishment.

Motion to open the Public Hearing by Schock/Holliman. Motion carries by unanimous vote.

Court reporter swears in Dana Bernaeyge of Pete's A Towing, Inc.

Ms. Bernaeyge stated that Pete's A Towing has been an established business since 1977. She explained that the towing business will be moving to 1079 Rock Road and will utilize a portion of the property. The existing business will remain on the property as well.

The Commission discussed the standards as presented by Assistant Administrator Mitchell. Chairman Brewer asked what the intentions are for fencing and proper screening of the property. Ms. Bernaeyge responded that the property is currently fenced but that they plan to also screen the yard as well. Brewer asked if the paved lot will have any provisions for run off and collection of vehicle fluids. Inspector Ranieri advised that the existing business owner has vehicles on the property as well that may need to be considered.

Court reporter swears in Tom Pepper, owner of Pepper Automotive at 1079 Rock Road.

Mr. Pepper stated that he has been at this property for 25 years. He said he has put in catch basins and has brought the property up to code over the years. He advised that only 50 to 60 vehicles fit in his parking lot and the vehicles do not sit for long periods of time. Ms. Bernaeyge added that many of the cars are running and drivable. Mr. Pepper said they are not all wrecked vehicles and the ones that are, have

already lost most of their fluids at the wreckage scene. He noted that at the end of his driveway he experiences flooding due to 2 sewer drains collapsing. Pete Bernaeyge advised that there will be security cameras installed on the property. Mitchell stated that after looking at the parking lot with Ranieri, they felt it needed to be addressed. Ranieri added that it is a general maintenance issue and the parking lot is currently in disrepair. Mr. Pepper questioned why this would be necessary for a towing operation which will not have a public parking lot. Brewer asked if this could be changed as a recommendation to repair rather than a requirement. Mitchell responded that should be fine. Mitchell requested to add a provision that the site plan is contingent upon approval of current standards. Ranieri added that no site plan has been submitted but that the applicant did not have plans to change anything. Commissioner Meyer asked how much area of the property will be dedicated for the tow yard. Mr. Bernaeyge said that is not known at this time. Mr. Pepper advised that he had the property surveyed today and does not know the exact area measurements yet. Meyer then asked how many cars can safely be stored in the proposed tow yard area. Mr. Pepper advised that there will not be a safety issue as the public will not be allowed in the tow yard area. He also noted that he will be significantly downsizing his limousine fleet.

Motion to close the Public Hearing by Apke/Steneck. Motion carries by unanimous vote.

Commissioner Meyer commented that he would like to see the new fence erected in front of the chain link fence for a better appearance from the street view.

Motion to approve a special use permit for 03-25-251-003 a vehicle towing establishment subject to the conditions as presented in the Findings of Fact by Holliman/Meyer.

6 Ayes (Holliman, Meyer, Apke, Steneck, Schock and Brewer). 0 Nays. 3 Absent (Scarpelli, Bernstein and Muscat). Motion carries.

Motion to approve the Findings of Fact as presented to recommend approval of a special use permit for 03-25-251-003 a vehicle towing establishment by Schock/Holliman.

6 Ayes (Holliman, Meyer, Apke, Steneck, Schock and Brewer). 0 Nays. 3 Absent (Scarpelli, Bernstein and Muscat). Motion carries.

HISTORIC COMMISSION: None

OTHER BUSINESS:

Motion to adjourn the Planning and Zoning Meeting at 7:26 pm by Apke/Steneck. Motion passed by unanimous vote. Meeting adjourns.