

Chairperson Swanson called the meeting to order at 7:00 pm.

Roll: 7 Present (Holliman, Snow, Bernstein, Meyer, Poynor, Smith and Swanson), 2 Absent (Mahony and Martin). Also present were Administrator Nicholson, Engineer Heinz, Building Official Urbanowitz and Trish Terrill.

Motion to approve the March 9th minutes by Holliman/Snow.

Roll: 7 Ayes (Holliman, Snow, Bernstein, Meyer, Poynor, Smith and Swanson), 0 Nays, 2 Absent (Mahony and Martin). Motion carries.

Commissioner Martin arrived at 7:10pm.

Concept Plan

Tony Poynor of the Java Group presented his concept plan for his property on Route 25 next to Wal-Mart. His group plans on providing retail, light automotive, restaurants, a Fresh Market, and an office complex. The commission asked questions regarding parking, drainage, and use.

Motion to open public hearing P/Z# 06-04-04 at 7:06pm by Snow/Smith.

Roll: 8 Ayes (Holliman, Snow, Bernstein, Meyer, Poynor, Smith, Martin and Swanson), 0 Nays, 1 Absent (Mahony). Motion carries.

Motion to close public hearing P/Z# 06-04-04 by Martin/Holliman.

Roll: 8 Ayes (Holliman, Snow, Bernstein, Meyer, Poynor, Smith, Martin and Swanson), 0 Nays, 1 Absent (Mahony). Motion carries.

Motion to approve the variance for P/Z# 06-04-04 by Snow/Bernstein.

Roll: 8 Ayes (Holliman, Snow, Bernstein, Meyer, Poynor, Smith, Martin and Swanson), 0 Nays, 1 Absent (Mahony). Motion carries.

Motion to approve the findings of fact for public hearing P/Z# 06-04-04 at 7:06pm by Smith/Holliman.

Roll: 8 Ayes (Holliman, Snow, Bernstein, Meyer, Poynor, Smith, Martin and Swanson), 0 Nays, 1 Absent (Mahony). Motion carries.

Motion to open public hearing P/Z# 06-04-02 at 7:55pm by Smith/Snow.

Roll: 8 Ayes (Holliman, Snow, Bernstein, Meyer, Poynor, Smith, Martin and Swanson), 0 Nays, 1 Absent (Mahony). Motion carries.

Motion to close public hearing P/Z# 06-04-02 at by Martin/Bernstein.

Roll: 8 Ayes (Holliman, Snow, Bernstein, Meyer, Poynor, Smith, Martin and Swanson), 0 Nays, 1 Absent (Mahony). Motion carries.

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Motion to approve P/Z# 06-04-02 by Martin/Snow.

Roll: 7 Ayes (Holliman, Snow, Bernstein, Meyer, Poynor, Smith, Martin and Swanson),
0 Nays, 1 Absent (Mahony), 1 Abstain (Swanson). Motion carries.

Motion to approve the findings of fact for P/Z# 06-04-02 by Smith/Martin.

Roll: 7 Ayes (Holliman, Snow, Bernstein, Meyer, Poynor, Smith, Martin and Swanson),
0 Nays, 1 Absent (Mahony), 1 Abstain (Swanson). Motion carries.

Motion to open public hearing P/Z# 06-04-03 at 9:06 pm by Holliman/Poynor.

Roll: 8 Ayes (Holliman, Snow, Bernstein, Meyer, Poynor, Smith, Martin and Swanson),
0 Nays, 1 Absent (Mahony). Motion carries.

Motion to close public hearing P/Z# 06-04-03 at 9:17 pm by Smith/Holliman.

Roll: 8 Ayes (Holliman, Snow, Bernstein, Meyer, Poynor, Smith, Martin and Swanson),
0 Nays, 1 Absent (Mahony). Motion carries.

Motion to approve P/Z# 06-04-03 by Poynor/Holliman.

Roll: 7 Ayes (Holliman, Snow, Bernstein, Meyer, Poynor, Smith, Martin and Swanson),
0 Nays, 1 Absent (Mahony), 1 Abstain (Swanson). Motion carries.

Motion to approve the findings of fact for P/Z#06-04-03 by Smith/Holliman.

Roll: 7 Ayes (Holliman, Snow, Bernstein, Meyer, Poynor, Smith, Martin and Swanson),
0 Nays, 1 Absent (Mahony), 1 Abstain (Swanson). Motion carries.

Public Hearing for PAR Development P/Z# 06-04-01 postponed until May 10th at the
Dundee Township Library.

Motion to adjourn at 9:29 pm by Martin/Holliman. A voice vote was unanimous.

Respectfully Submitted,

Trish Terrill

Chairperson Swanson called the meeting to order at 7:02 pm.

Roll: 8 Present (Holliman, Mahony, Snow, Bernstein, Meyer, Poynor, Martin and Swanson), 1 Absent (Smith). Also present were Building Official Urbanowitz, Assistant to the Administrator Trish Terrill, Engineer Joe Heinz, Attorney Victoria Beneson and Village Planner Scott Harrington.

Motion to approve the March 8, 2007 minutes by Mahony/Snow.

Roll: 8 Ayes (Holliman, Mahony, Snow, Bernstein, Meyer, Poynor, Martin and Swanson), 1 Absent (Smith). Motion carries.

Motion to continue public hearing PZ# 07-03-01 by Poynor/Holliman

Roll: 8 Present (Holliman, Mahony, Snow, Bernstein, Meyer, Poynor, Martin and Swanson), 1 Absent (Smith). Motion carries.

Larry Brelsford presented his concept plan for a row of homes on a parcel adjacent to Van Buren. The project would be split in to several lots with a nature preserve along the stream. The property would be rezoned to R-3 and approximately 6 homes would be built in phase one. Mr. Brelsford estimates the homes will run \$300,000-\$400,000.

Motion to open Public Hearing PZ#07-04-01 at 7:38pm by Holliman/Martin.

Roll: 8 Ayes (Holliman, Mahony, Snow, Bernstein, Meyer, Poynor, Martin and Swanson), 1 Absent (Smith). Motion carries.

Motion to close Public Hearing PZ#07-04-01 at 7:55pm by Holliman/Snow.

Roll: 8 Ayes (Holliman, Mahony, Snow, Bernstein, Meyer, Poynor, Martin and Swanson), 1 Absent (Smith). Motion carries.

Motion to approve recommendation to accept PUD Amendment PZ#07-04-01 by Holliman/Poynor.

Roll: 4 Ayes (Holliman, Meyer, Poynor and Swanson), 4 Nays (Mahony, Snow, Bernstein and Martin), 1 Absent (Smith). Motion carries.

Motion to open Public Hearing PZ#07-04-02 at 8:05pm by Poynor/Martin.

Roll: 8 Ayes (Holliman, Mahony, Snow, Bernstein, Meyer, Poynor, Martin and Swanson), 1 Absent (Smith). Motion carries.

Motion to close Public Hearing PZ#07-04-02 at 9:28pm by Bernstein/Holliman.

Roll: 8 Ayes (Holliman, Mahony, Snow, Bernstein, Meyer, Poynor, Martin and Swanson), 1 Absent (Smith). Motion carries.

Motion to accept PZ#07-04-02 an amendment to the comprehensive plan by Holliman/Mahony.

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Roll: 8 Ayes (Holliman, Mahony, Snow, Bernstein, Meyer, Poynor, Martin and Swanson), 1 Absent (Smith). Motion carries.

Motion to approve PZ#07-04-02 Rezoning of the subject parcels to M-1 Limited Manufacturing by Holliman/Poynor.

Roll: 8 Ayes (Holliman, Mahony, Snow, Bernstein, Meyer, Poynor, Martin and Swanson), 1 Absent (Smith). Motion carries.

Motion to approve the modification to permit the business signage standards and to approve the freestanding signs allowances in Ordinance 06-46 be allowed and that the applicant submit a sign package for the whole project including but not limited to electronic signage in conjunction with the final PUD approval by Bernstein/Snow.

Roll: 8 Ayes (Holliman, Mahony, Snow, Bernstein, Meyer, Poynor, Martin and Swanson), 1 Absent (Smith). Motion carries.

Motion to approve the modification for a 10 front yard set back for parking by Martin/Snow.

Roll: 8 Ayes (Holliman, Mahony, Snow, Bernstein, Meyer, Poynor, Martin and Swanson), 1 Absent (Smith). Motion carries.

Motion to approve the applicants request for permitted B-2 uses on the 300 Foot Strip be allowed for 3 years from the board approval of the PUD ordinance by Holliman/Poynor.

Roll: 8 Ayes (Holliman, Mahony, Snow, Bernstein, Meyer, Poynor, Martin and Swanson), 1 Absent (Smith). Motion carries.

Motion to approve the applicants variances letter (c), (h) and (i) by Mahony, Poynor.

Roll: 8 Ayes (Holliman, Mahony, Snow, Bernstein, Meyer, Poynor, Martin and Swanson), 1 Absent (Smith). Motion carries.

Motion for approval of the Preliminary PUD with the previously approved modifications and variances and the following conditions; that the applicant submit an application for approval of a preliminary plat prior to or concurrent with application for final approval, two that the applicant submit documentation to accompany the preliminary plat application providing for the perpetual maintenance of the landscaping along Christina Drive, and third that width and design of Christina Drive be submitted with the plat by Mahony/Poynor.

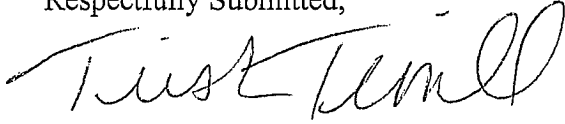
Roll: 8 Ayes (Holliman, Mahony, Snow, Bernstein, Meyer, Poynor, Martin and Swanson), 1 Absent (Smith). Motion carries.

Commissioner Snow requested that the discussion of trees be tabled to the next meeting.

Motion to adjourn at 10:30pm by Snow/Mahony. A voice vote was unanimous.

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Respectfully Submitted,

A handwritten signature in cursive script that reads "Trish Terrill". The signature is written in black ink and is positioned above the printed name.

Trish Terrill