

Call to Order

Chairman Susanke called the Planning and Zoning Commission meeting to order at 7:30 p.m.

Roll Call

Present were Chairman Susanke and Commissioners Gilmore, Haley, Kaufman, and Shore. Also in attendance were Community Development Planner Jennifer Becker and Community Development Director Cathleen Tymoszenko.

Pledge of Allegiance

Commissioner Susanke led those in attendance in reciting the Pledge of Allegiance.

Approval of Agenda

MOTION: Commissioners Shore and Haley moved and seconded to approve the agenda. The motion carried by unanimous roll call vote.

Approval of Minutes

MOTION: Commissioner Shore moved and Gilmore seconded to approve the minutes of the April, 27, 2009 meeting without amendment. The motion passed unanimously.

Questions from the Audience - None

New Business

**Public Hearing
Petition 02-09
Special Use for a Real Estate Office
513 Main Street**

MOTION: The public hearing was opened by unanimous roll call vote. Ms. Becker confirmed publication in the newspaper.

Chairman Susanke read background on the requested special use. Applicant Paul Miller was present to answer questions from the Commissioners. Mr. Miller stated that the business is a new one and that he anticipated there to be a total of three agents involved in the business.

MOTION: Commissioner Shore moved and Commissioner Haley seconded to close the public hearing.

MOTION: Commissioner Gilmore then moved to recommend approval of the special use for a real estate office pursuant to the staff memo dated 5/18/09, stating that this was the sort of business the Village has been encouraging along Main Street. Commissioner Haley seconded the motion which passed unanimously by a vote of four yeas and zero nos.

**Public Hearing
Petition 03-09
Text Amendment of Section 10-7-3
District Location Standards
SD Special Development District**

MOTION: The public hearing was opened by unanimous roll call vote. Ms. Becker confirmed publication in the newspaper.

A verbatim transcript was taken of these proceedings. Please refer to the transcript for accurate records of the public hearing.

Director Tymoszenko presented an outline of the requested text amendment. She explained that removing the 200 acre minimum and the requirement that an SD District be located near a highway be eliminated to facilitate growth and development along the Randall Road Corridor.

Several residents of the Hilly Acres residential subdivision were in attendance to ask questions, but no one raised an objection to the text amendment.

MOTION: Commissioners Shore and Haley moved and seconded to close the public hearing, which passed unanimously.

MOTION: Commissioner Gilmore moved and Haley seconded to recommend approval of the proposed text amendment pursuant to the staff memo dated 5/21/09. The motion passed unanimously with four yeas and zero nos.

**Public Hearing
Petition 04-09
First Amendment to the
2005 Official Comprehensive Plan**

MOTION: The public hearing was opened by unanimous roll call vote. Ms. Becker confirmed publication in the newspaper.

A verbatim transcript was taken of these proceedings. Please refer to the transcript for accurate records of the public hearing.

Director Tymoszenko presented an outline of the amendment to the comprehensive plan. She explained that when the plan was formulated in 2005 the thinking was to have

some residential land use along the west side of Randall Road shown in the future land use plan. It is now evident that the trend of development is more toward commercial and mixed use developments. Designating the property at the northwest corner of Rt. 72 and Randall Road as commercial will allow greater flexibility in generating mixed uses. Several residents of the Hilly Acres residential subdivision were in attendance to ask questions, but no one raised an objection to the text amendment. Two of the residents said that they were concerned that the Village would “take” their properties because of this land use designation change. Director Tymoszenko explained that this amendment represents the underlying land use the Village proposes for the future, and does not represent any specific development plans for the property.

MOTION: Commissioners Shore and Kaufman moved and seconded to close the public hearing, which passed unanimously.

MOTION: Commissioner Gilmore moved and Haley seconded to recommend approval of the proposed land use designation change from residential to commercial for the property located at the northwest corner of Randall and Rt. 72 pursuant to the staff memo dated 5/12/09. The motion passed unanimously with four yeas and zero nos.

MOTION: Commissioner Gilmore then moved and Haley seconded to recommend that the 37 acre parcel located at the southwest corner of Randall and Rt. 72 be added to the Official Comprehensive Plan planning area and that it be designated with a commercial land use designation. The motion passed unanimously with four yeas and zero nos.

Director Tymoszenko stated that staff anticipated that both Petitions 03-09 and 04-09 would head to the Board’s June 8th Committee of the Whole meeting.

The meeting was then adjourned by unanimous agreement at 8:15 pm.

Respectfully submitted,

Jennifer Becker, Acting Secretary