



Minutes

Planning & Zoning Commission Meeting

Location: Zoom Dial: 1-312-626-6799 US (Chicago) Meeting ID: 859 2511 1919 Passcode: 189089

February 10, 2021 7:00 pm

CALL MEETING TO ORDER

M. Willcoxon called the meeting to order at 7:12 pm

Members Present: Chair M. Willcoxon, Vice Chair P. Carlson, J. Johnson, D. Milles, B. Schule, S. Brooks

Members Absent: None

Others Present: Planner K. Moen, Supervisor B. Seekon, Clerk K. Wood, Deputy Clerk B. Schule, 9 members of the public (signed in)

PUBLIC COMMENTS (ITEMS NOT ON THE AGENDA)

None

ADOPT THE AGENDA

P. Carlson made a motion to adopt the agenda. D. Milles seconded. M. Willcoxon said he would like to talk about a possible text amendment to clarify the screening language. **Votes via roll call Ayes 5, Nays 0. Motion carried.**

APPROVE THE MINUTES OF THE JANUARY 13, 2021 PLANNING COMMISSION MEETING

P. Carlson made a motion to approve the minutes of the January 13, 2021 meeting. Second by D. Milles. Votes via roll call Ayes 5, Nays 0. Motion carried.

NEW BUSINESS

Lent Acres Sketch Plan Review

K. Moen said there is not enough information to discuss this topic right now, but we can look at it during the comp plan update.

Zoning Amendment (Text Amendment) to add “commercial recreation” as an interim use in the RR-A district (from Jim Lorr)

K. Moen said James and Kim Lorr (10240 320th Street) requested this text amendment. If approved, it is a two part process and an IUP would be required. The applicants are hoping to get an annual event approved and K. Moen said she felt that it complied with what is in the zoning ordinance and that it fit the use. A short-term permit would not be allowed without an amendment. K. Moen said the Township has never had a way to permit special events before. She said both ways would have required a special process to get it approved. J. Johnson said dirt bikes tend to be loud and we get complaints regarding dirt bikes. He does not see commercial



entertainment being allowed in an agricultural area. P. Carlson said this does not have anything to do with motorcycle events. This could be any commercial event. M. Willcoxon said it could be a tennis tournament, golf, dirt bikes, etc. This is just allowing the possibility. Does not mean the IUP will happen.

Public Hearing

M. Willcoxon opened the public hearing at 7:27pm

M. Willcoxon reminded everyone that this is only about the text amendment regarding the language change.

J. Lorr said that they would like to raise money for St. Jude and that the money goes directly to the charity. They would like to have the community involved and said they have good intentions.

D. Milles made a motion to accept K. Moen's presentation as testimony for the public hearing. P. Carlson seconds. Votes via roll call Ayes 5, Nays 0. Motion carried.

B. Schule asked how big the event is. J. Lorr said it has to be answered here and they could generate revenue for the Town. They understand there is a limit. They had a pre-trial last year and they raised \$53k last year. They understand that they put the *horse before the cart*. They have a famous rider and they would like to become legit.

K. Moen read the definition of commercial recreation in the ordinance. The applicant would have to apply for an IUP for an event. J. Johnson asked if it possible to apply for a short term permit for such a things as a paint ball tournament. K. Moen said there would be steps to do this and the text amendment is a way for this to be able to happen. M. Willcoxon said this opens up options for the future. **D. Milles made a motion to close the public hearing. P. Carlson seconded.**

G. Bryan (32569 Ivywood Trail) said they live near this property and this type of event is not similar to a golf tournament. There is a concern with the noise because the deer are gone when the engines fire up. He suggested the special permit require a fee for the Township. The noise and traffic are a problem. B. Seekon said he understands what he is saying, but this is not what they are approving this evening and we have to keep the meeting moving.

Votes via roll call Ayes 5, Nays 0. Motion carried. Public hearing closed at 7:47 pm

J. Johnson said commercial entertainment has no business being in the Township because it is agricultural. If we want to open it up for a weekend, we can do that in certain areas. He would never vote for Townshipwide commercial entertainment. D. Milles said they have talked about a special event permit. If we allowed special events in certain areas, the Township could specify the criteria of the special events. K. Moen said she can look into it and said that it is a different process. It would be an amendment to the admin regulations. J. Johnson said if we are going to have limitations, you are going to have to say there are sections appropriate for these uses. We would have to state the decibels, number of participants, etc. M. Willcoxon said anytime there is



an IUP it has conditions. He said the neighbors have some say too. All we would be doing is opening up the opportunity or possibility for the permits. J. Johnson said this is inconsistent with the community. D. Milles said we are not going to resolve this tonight. Let's table this tonight. The Planning Commission decided to table the topic.

The Planning Commission decided to have the members meet in person when possible.

CUP Amendment for A-1 Tire to add overnight truck parking on the north side of the property

K. Moen said the CUP amendment request is from J. Selvog (5550 Athens Trail) located in the RTC and is surrounded by RTC on 3 sides. RRA the property to the north. The request is to allow for outdoor storage truck parking on the north parking area. In reviewing the application, she found all the criteria were met along with all of the policies of the Township. The property to the south of the site allows truck parking without any screening. His proposal screens trucks. K. Moen shared the proposed site plan on the Zoom screen and there are 40 parking stalls. She went over the conditions she added to line 21 of the current resolution.

21. Conditions specific to the private vehicle and/or truck parking area:
 - a. The area shall be maintained as a private area and in good condition at all times.
 - b. The area shall be accessed via a secured gate.
 - c. No persons shall be allowed to remain or sleep in vehicles, overnight or otherwise.
 - d. Maximum overnight occupancy of vehicles and/or trucks: 40
 - e. Screening shall be maintained at all times on all sides of the truck parking area.
 - f. Lighting: the area must be properly lit at all times with downward facing lighting that reduces the impact on adjacent properties as much as possible.
 - g. Signage may not be erected without obtaining a sign permit.
 - h. All vehicles shall be operable, maintained in good working condition and shall be currently licensed at all times.
 - i. Any fluid that leaks from any vehicle and/or truck shall be properly cleaned up and disposed of.
 - j. Idling of the vehicles is prohibited outside of the normal business hours of the tire business.
 - k. Repair or maintenance of the vehicles parked in the 40 overnight stalls is prohibited.
 - l. The vehicles parked in the 40 overnight parking stalls shall not serve as a storage business, self-storage, or a transfer station of materials between vehicles.
 - m. The vehicles shall not be parked in a manner to serve as signage or to be used as advertising.

Public Hearing

M. Willcoxon opened the public hearing 8:03pm



D. Milles made a motion to accept K. Moen's statement as testimony into the public comment. Second by P. Carlson. Votes via roll call Ayes 5, Nays 0. Motion carried.

D. Milles said they did a site visit and said the amendment met all criteria and would work perfect in this location. M. Willcoxon said the screening should be double staggered rows of trees. J. Selvog said the truck parking has been included in his previous plans.

J. Selvog said he wants only the gate going across his driveway and does not want two gates interfering with the loading dock. He will upgrade his current chain across the driveway to a gate. He has cameras too. He would like to wrap the trees over on the eastside. They said a blue gate was okay because it matches his color scheme. M. Willcoxon reminded J. Selvog that screening means not being able to see anything behind it. J. Selvog said the gate will be 4' – 6' tall and said he has to maneuver trucks around it.

K. Moen said in reading the language previously approved, it just needed to say overnight truck parking. It said truck parking, just not overnight truck parking. M. Willcoxon said the screening is important. Continue the screening to the west. J. Selvog said yes, as long as it does not interfere with the swing of the trucks. He asked if they could bring the trees closer to the road. Past "A". (On site plan)

The owner of the property north of A1 Tire does not feel a fence 8' is tall enough. They are going to be evergreens. They will be 6' tall when they are planted and 12' when they are grown. J. Selvog requested that the neighbor give him time for his trees to grow. The neighbor asked if he could add a fence or a berm to his property for the noise.

Harlan said he works at a trucking company and said APU units and refrigeration units run automatically. J. Selvog said there is a chance there may be some. B. Seekon noted that 21J: idling outside of business hours. J. Selvog said he has plenty of customers that do not have those type of units. B. Seekon asked how he is going to prohibit repairs. J. Selvog is going to have a contract that he will enforce. J. Selvog said he is willing to do 8' trees in one of the rows. Bring the trees closer to his gate. J. Selvog said in 15-20 years you won't be able to see his building. The trees are going to go around "A". In front they are going to be a row of 8' and a row of 6'. The back is going to be one row of 6' but they are not going to block the culvert. J. Selvog will have a manual roller gate with a lock to open to the east when it is open. It may be 30' because 40' may be flimsy. The trees will go all the way to the gate and the gate will swing all the way to the trees.

J. Johnson made a motion to close the public hearing a 9:27 pm. Second by P. Carlson. Votes via roll call Ayes 5, Nays 0. Motion carried.

K. Moen is going to add screening details and identify them on the map, restrict trucks with running refrigeration or APU, it is stated in J. No running engines, motors or generators. No internal combustion engines running.



J. Johnson made a motion to recommend the CUP amendment with the revisions discussed to the Town Board. Second by D. Milles. Votes via roll call Ayes 5, Nays 0. Motion carried.

OLD BUSINESS

32050 Elk Lane Complaint

M. Willcoxon and P. Carlson did a site visit and it is still a mess. The next letter and citation will be sent.

32301 Elk Lane Complaint

It is bank owned and the items are frozen to the ground and they are requesting an extension. M. Willcoxon and P. Carlson said that they talked to the people at the property and confirmed they could not remove the items due to the cold. They decided to deny the extension request and send the next letter and fine, but let them know that it could be rescinded.

Countryview Marine Update

K. Moen said that she talked to Dustin and he is willing to do a walkthrough. He is confused as to why he received another letter because he thought he was doing what the Township wanted when he put up the fence. M. Willcoxon said our definition of screening is clear and it has to block the view of what is behind it. P. Carlson said they need to get the boats out of the swamp. They will do a site visit next week.

5265 318th Street Complaint

P. Carlson said they have not done a thing and we should send a letter with another fine.

Commercial vs Residential Citations

M. Willcoxon said P. Tiede said you can treat them different. They feel that the fines for residential are too small for a commercial business. This will be delt with at the next meeting.

Comprehensive Plan Update

K. Moen went over some of the goals and explained that this is important for attracting residential development to the area. Goal: Promote and encourage communication and participation in all county relating to infrastructure including transportation, facilities, and urban services. M. Willcoxon said it opens it up to annexation. She said she is under the understanding you do not want a wastewater facility. D. Milles said that was in there because of the RTC. P. Carlson said there is not a lot of good ground left to utilize the waste water. After discussion, K. Moen asked if they would like to have a Planning Commission work session to go over the update. They decided to have a work session on the 17th at 7:00 pm.

COMMISSIONER/TOWN BOARD REPORT

B. Seekon said that he got a call about no parking signs on 360th Street and they are going to talk about it at the Board meeting.



NEXT REGULAR PLANNING COMMISSION MEETING IS WEDNESDAY, MARCH 10, 2021 AT 7:00 PM.

ADJOURN

J. Johnson made a motion to adjourn the meeting at 10:15 pm. Second by B. Schule. Votes via roll call Ayes 5, Nays 0. Motion carried.


Mike Wilcoxon, Planning Chair


Kelly Wood, Clerk

