



## Minutes

### Planning & Zoning Commission Meeting

**Location: Zoom Dial: 1 312 626 6799 (Chicago) Meeting ID: 857 1511 1724 Passcode: 559463**

**September 9, 2020 7:00 pm**

### **CALL MEETING TO ORDER**

M. Willcoxon called meeting to order at 7:06 pm.

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

**Members Absent:** D. Milles

**Others Present:** Planner E. Maass, Supervisor B. Seekon, Supervisor C. Cagle, Clerk K. Wood, Deputy Clerk B. Schule, 4 members of the public (Attended Virtually)

### **PUBLIC COMMENTS** *(ITEMS NOT ON THE AGENDA)*

M. Hansen said he is the son-in-law of B. Running (32420 Elk Ct.) and there is a property dispute with the neighbor regarding the property line. The neighbor had a surveyor out and they found some contradicting evidence with the original spikes that they found with a metal detector on their property. They have been asked to move the equipment over five feet. They are requesting to hold off with doing anything more until the dispute is rectified. E. Maass said he has been out to the property and they pulled back some gravel. This is an official platted lot. He feels what M. Hansen is asking is reasonable. B. Running is going to hire a surveyor. E. Maass said they have a metal car port so it does not apply to the 12-month limit. M. Hansen said the big tree in front of the driveway is where the buried spike is. After they find a conclusion to the dispute, they would like to put a fence up. M. Hansen said he will get ahold of E. Maass.

### **ADOPT THE AGENDA**

**P. Carlson made a motion to adopt the agenda. Second by J. Johnson. Votes via roll call Ayes 5, Nays 0. Motion carried.**

M. Willcoxon removed the 6260 337th Complaint.

### **APPROVE THE MINUTES** OF THE AUGUST 12, 2020 PLANNING COMMISSION MEETING

**B. Schule made a motion to approve the minutes of the August 12, 2020 Planning Commission Meeting. Second by J. Johnson. Votes via roll call Ayes 5, Nays 0. Motion carried.**



## **NEW BUSINESS**

### **Comprehensive Plan**

E. Maass said the Town Board voted to approve the comprehensive plan which included the town wide survey. He said the feedback is due by October 16<sup>th</sup>. The Planning Commission and C. Cagle had some ideas to be included in the survey. Some of the C. Cagle ideas are to look at the area around 17 and how it should be developed, splash pad area, picnic area, moving the Town office to the RTC with a retail space to rent out and a farmer's market area. She would like a footprint where there is a Town center. She said there are some community minded grants. She would like to generate more revenue and have a chamber of commerce area. E. Maass said a comp plan could have public services and community amenities. We could ask what families are looking for. We can put together a capital improvement plan based on the survey. E. Maass said we can ask about park space. Pickleball for example. Would you want outdoor pickleball? Do you want outdoor soccer? Not just parks. Do you want a Town office at the interchange?

J. Johnson said we have to consider that the Township would not pay any taxes and the interchange would be a prime spot for generating taxes. C. Cagle said a small strip mall to match the community look would be built and there would be rentable space or someone else would build it and we would rent it. E. Maass said the intent of the RTC is to generate taxes. The comp plan is a high-level plan. What we need to find out now is community interest. C. Cagle asked about getting a group of people together to come up with additional questions. E. Maass said he would caution against that. We want residents to come to meetings but not drive the process. P. Carlson said to put a map with the questionnaire because most people do not know where the RTC is. E. Maass said he will include a map and see where people would like businesses. There has been some interest in expanding along 61. We can see where they circle. This will help direct the land use map. M. Willcoxon said artisan communities tend to have a high draw and he feels that should be a question. E. Maass said if anyone has additional comments, get them to him by noon on Friday so it can be in the Board packet.

## **OLD BUSINESS**

### **Tom Griffith Pole Barn COC**

E. Maass said this was discussed last month. They are going to apply for a zoning code text amendment for no cap on the number of buildings in the RRA. They would also have to apply for an IUP. Staff agrees with this approach. They cannot know how to move the line. E. Maass said, you as policy makers are the ones who determines what changes are made to the ordinance. J. Barragry stated that he will start working with T. Griffith on the amendment for the meeting next month. M. Willcoxon said he would be open to this because there is a benefit to the community. P. Carlson asked if we could do one building per acre, but you still cannot go over 50 percent of impervious surface. He said we cannot have an unlimited number of accessory buildings in the RRA. E. Maass said this would require an IUP and we could set standards. There is a plan of what the intersection could become and this would get some of the storage indoors. B. Seekon said the only reason we are talking about this is because of T. Griffith and asked where he is at with the two percent. E. Maass said he is in compliance with the two percent. M





Willcoxon said it used to be one percent. Many people would like bigger or more structures so that all of this junk could be put inside a structure. It is not just for T. Griffith's benefit. E. Maass said he is compliant with the 2 percent just not the total numbers or the setbacks. B. Schule said he was wondering if you have ten acres, could you put a bunch of accessory buildings concentrated in a small area? He is not sure how he feels about that. M. Willcoxon said right now, it is the same building requirement if you have 1000 acres or 5 acres. S. Brooks said on a smaller property it may be a lot, but not for a larger property. M. Willcoxon said there needs to be setbacks, access to drainage, etc. to be considered. E. Maass said he is not hearing any opposition to moving forward with the text amendment. He will have something black and white at the next meeting so that he can help everyone understand this.

P. Carlson asked if T. Griffith puts up another building, would he be held to the same standards as A1 Tire. E. Maass said it would be an accessory structure, not a primary building because it is an ag building. We do not want to have it be a \$200k building and they have to meet the accessory building code. He would have to have an IUP. These buildings may eventually be removed. J. Barragry said there is no way of knowing when that would happen. Maybe at the point of sale. E. Maass said we need a triggering clause and that could be a point of sale for the sunset date. We will be clear on the sunset in our resolution. E. Maass said when the site plan is approved, he will talk to J. Barragry.

#### **Countryview Marine Update**

E. Maass has been in contact with Dustin from Countryview and they have been working on cleaning the property up. The County has been working on marking the property. They are going to put up a fence for screening.

#### **31658 Foxhill Ave Update**

P. Carlson and M. Willcoxon did not get an update on the property, but will get one for the next meeting. E. Maass stated that he has not received any new complaints on the property.

#### **Forest Lake Contracting (Olson) CUP Update**

E. Maass said he and some members from the Board and Planning Commission met at the site in August for a quick tour of the site. Forest Lake Contracting is working to remedy the site and purchase it from the Olson's. The secondary user was using a different driveway and they were told they have to use the main one. FL Contracting is going to contact the residents and give them their contact information. This takes the *middle man* out of the situation when issues arise. E. Maass said they have a plan to keep the rental house for now and split the land into lots in the future. They have a dewatering permit and no current drainage. There are no plans to bring in fill that he is aware of. They will keep the lake on the property. Once Forest Lake Contracting purchases the site, they will have full control of the site.

#### **5265 318th Street**

E. Maass said Staff has not been contacted by the resident and he recommends sending the next letter. All agreed to send the next letter.



### **Scott Olson Pole Barn**

E. Maass said S. Olson's initial plan was to build a red and white pole barn and the house is not red and white. M. Willcoxon said there would have to be a change in the zoning ordinance to allow that because the pole barn has to match the home. E. Maass said that is why the pole barns are typically earth tones so that they are generally similar to the home color. E. Maass said if he would like to amend the ordinance, it would take a month and a half. S. Olson said it would not be not visible from the road. M. Willcoxon said buildings in front of the home require boxed eaves and the color to be similar. E. Maass said buildings behind the home require the color match. This would require a text amendment request or a color change. M. Willcoxon said he will take a look at it. S. Olson said he would like to come to an agreement before winter. E. Maass said he can release the permit if there is a color that matches the home. M. Willcoxon said he does not know if they would be willing to approve a text amendment. M. Willcoxon is going to call S. Olson and do a site visit.

### **COMMISSIONER/TOWN BOARD REPORT**

B. Seekon said the Board went through the complaints. The new plow truck came in. The CCATO meeting was at the Town Hall a few months back and there was one at Fish Lake Township last minute. They might just travel around to the Town Halls in the County. This month is at Shafer.

### **NEXT REGULAR PLANNING COMMISSION MEETING IS OCTOBER 14, 2020 AT 7:00 PM.**

### **ADJOURN**

**P. Carlson made a motion to adjourn the meeting at 8:26pm. Second by J. Johnson. Votes via roll call Ayes 5, Nays 0. Motion carried.**

  
Mike Willcoxon, Planning Chair

  
Kelly Wood, Clerk

