

MINUTES
SWANSEA PLANNING & ZONING BOARD
December 12, 2017

CALL TO ORDER

The regularly scheduled meeting of the Swansea Planning & Zoning Board was called to order at the Swansea Government Center, 1444 Boul Ave., Swansea, IL, at 6:00 p.m. by Chairman Dan Von Alst.

Roll call was taken and answered by the following:

Dan Von Alst, Chairman	Present
Rob Anderson	Present
Gene Kish	Present
Doris Rebenstorff	Present
Brian Dulski	Present
Justin Champan	Present

Member Matt Koesterer was absent.

Others Present:

Dallas Alley, Building and Zoning Director
Applicants / Members of the public

APPROVAL OF MINUTES

Motion by Mrs. Rebenstorff, seconded by Mr. Anderson to approve the minutes from November 14, 2017. All members present voted in favor on voice vote.

NEW BUSINESS- Zoning Amendment HB to MH 2 for 2211 N. Illinois St

Mr. Alley gave a brief background of the property and explained that the applicant is requesting that the subject site be rezoned from Highway Business to Mobile Home Residential 2.

Chairman Von Alst inquired about road access and Mrs. Alexa Edwards provided testimony relating to ingress and egress for the proposed area to be developed.

Mrs. Rebenstorff asked Mrs. Edwards about plans for a fence barrier along the property line with Mrs. Edwards responding that the long term plan would be to install a fence between Country Meadows and The C. K. & L. of I. property. She added that the C. K. & L. of I. has granted McDonald Mobile Homes vehicle access through their property through the initial build out of the community. Mr. Von Alst questioned Mrs. Edwards regarding a time frame for the build out of the community, with Mr. Rocky McDonald responding that the fence will be built at the initial stages of construction and a section will be left out during build out. Mr. Anderson stated that generally the burden to construct a fence between commercial and residential land uses is on the commercial property. Mrs. Edwards stated that Country Village has accepted responsibility for erecting and maintaining the barrier between the two properties. General discussion ensued.

Mr. Dulski inquired if the new mobile homes would be rentals or owner occupied, and Mrs. Edwards stated that only owner occupied units would be allowed.

Mr. McDonald stated that final drawings would be provided to the Village Building and Zoning Director as well as the Illinois Department of Public Health for approval. Mrs. Rebenstorff inquired as to the number of units and Mr. McDonald stated that the number of units would be determined after the layout is completed. He stated that Mr. Andrew Edwards would be doing that portion of the project.

Mr. Rebenstorff asked Fire Chief John McGuire if he had any concerns about ingress and egress of fire apparatus and he stated that he would address any concerns when the plat is submitted.

Mr. McDonald added that the new homes will be very similar to the current development at Country Meadows and Mr. Edwards stated the average price per dwelling would range from \$95,000 to \$125,000.

Chairman Von Alst asked if the board had any additional questions and none were presented.

Mr. Alley asked for public comment and Chief McGuire stated he owns the adjoining property and has never had an issue with Country Meadows. He added that the community is well kept.

Motion by Mr. Anderson, seconded by Mrs. Rebenstorff to recommend that the Rezoning from HB – Highway Business to MH 2 – Mobile Home Residential, be accepted as complying with the special provisions of the MH 2 District and the Swansea Zoning Code.

Roll Call Vote

Dan Von Alst, Chairman	Yeah
Rob Anderson	Yeah
Gene Kish	Yeah
Doris Rebenstorff	Yeah
Brian Dulski	Yeah
Justin Champan	Yeah
Matt Koesterer	Absent

NEW BUSINESS- Special Use Permit for 2511 Caseyville Ave.

Mr. Alley gave a brief background of the property and stated that they property is currently vacant.

Mr. Alley asked the applicant to provide testimony.

Mrs. Kathy Poelker stated that they intend to operate a storage lot on the subject site for impounded police vehicles. She added that for any vehicles left unclaimed the company would apply for a junk title, move the vehicle to their other lot, and the vehicle would be scrapped. Mr. Von Alst inquired as to how long the junk title process took and an unidentified individual representing Poelker towing stated that the process takes six to eight weeks.

Mrs. Poelker stated that they intend to remove the existing structure on the subject site, and that a portable building would be brought onto the site. The site would also be cleaned, the lot rocked, and the fence repaired.

Mrs. Rebenstorff asked for the hours of operation and Mrs. Poelker replied that vehicles would potentially be brought into the lot at any time, however the hours to retrieve vehicles would be 8:30 to 4:30 Monday thru Friday with the possibility of Saturday hours when they would be on call. Mrs. Rebenstorff added that historically the noise emanating from the property was a nuisance.

Mr. Anderson asked what the current zoning and use were, and Mr. Alley replied that the current zoning is HB – Highway Business and that the comprehensive plan future land use map has this parcel identified as residential.

Mrs. Poelker stated that they spoke with the neighbors and that they were all agreeable to having a tow lot on the subject property as long as no vehicle maintenance was taking place on the site.

Mrs. Rebestorff inquired as to how long the process of delivering or removing a vehicle from the property took, with the unidentified representative of Poelker towing stating that the process takes approximately 10 minutes. He also stated that the tow trucks would not be left running at this facility.

Mr. Gene Kish asked about the intent of the Poelkers related to the unsightly appearance of the property. Mrs. Poelker stated that everything would be cleaned out.

Mrs. Poelker informed the board that the fence would be repaired or replaced as needed. Mr. Anderson stated that the fence needed to be at least 8 ft. in height and Mrs. Poelker confirmed that the fence would be no less than feet in height.

Chairman Von Alst asked Mrs. Poelker to explain the plan for security on the premises. Mrs. Poelker stated that during the week during the day a staff member would be present. She also stated that they would have wireless cameras that would also notify them of motion.

Mr. Anderson asked if a tow lot is a listed special use in Highway Business and Mr. Alley confirmed that tow lots are listed special uses, however junk vehicle storage and junk yards are not listed special uses.

Chairman Von Alst inquired as to how often the lot would be at maximum capacity, and Mrs. Poelker stated that it would not be at maximum capacity due to owners picking their vehicle up and what vehicles were left being scrapped.

Mrs. Rebenstorff asked why Poelker towing chose this lot, and Mrs. Poelker stated they intend to be on the Swansea Police Department tow company list.

General discussion ensued.

Mr. Alley asked for any additional questions from the board and none were presented.

Mr. Vol Alst asked Mrs. Poelker if this was the only option that Poelker towing had considered. Mrs. Poelker stated that this was the only option that they looked at.

Mr. Alley asked for public comment.

Mrs. Alexa Edwards made a comment that she is in opposition of the special use request do to erroneous zoning for the subject parcel, that allowing a business in a residential area is spot zoning, that the comprehensive plan future land use map calls for residential uses, and that the tow yard would be detrimental to the surrounding residences.

Mr. Alley asked for any other public comment, and none was provided.

Chairman Von Alst made a motion to go into executive session and the motion was seconded by Mrs. Rebenstorff. All members present voted in favor to go into executive session at 6:30.

Mrs. Rebenstorff made a motion to exit executive session and the motion was seconded by Chairman Von Alst. All members present voted in favor to exit executive session at 6:44.

Mrs. Rebenstorff made a motion to resume the regular planning and zoning board meeting with a second to the motion made by Mr. Anderson. All members present voted in favor to resume the regular planning and zoning board meeting.

Mr. Anderson made a motion to take the application under advisement with a second made by Mrs. Rebenstorff. All members present voted in favor of the motion.

Mr. Alley informed the applicant that they would be on the agenda at the planning and zoning board meeting in January.

Mrs. Poelker stated that they would gather petition signatures from the adjoining property owners.

OLD BUSINESS- Planned Business Review- Meadows of Shadow Ridge III Apartments (Tabled item)

Mr. Alley informed the board that he talked with the proposed applicant and they were aware that if they did not come before the board, the board would vote to take no action on their proposal. Mrs. Rebenstorff made a motion to un-table the item with a second from Mr. Kish. Motion passed with all members present voting in the affirmative. Mrs. Rebenstorff made a motion to take no action of the Planned Business review with a second from Mr. Anderson. Motion passed with all members present voting in the affirmative.

Adjournment

There being no further business for discussion before the Board, motion by Mrs. Rebenstorff, seconded by Mr. Anderson to adjourn. Motion passed with all members present voting in the affirmative.

The meeting was adjourned at 6:55 p.m.

Minutes recorded by:

FINAL

Dallas Alley
Building and Zoning Director