

MINUTES
SWANSEA PLANNING & ZONING BOARD
August 14, 2018

A motion was made by Matt Koesterer, and seconded by Doris Rebenstorff to appoint Rob Anderson as acting chairman in the absence of Chairman Von Alst. All members present voted in favor of the motion.

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 5:58 p.m. by Rob Anderson, serving as Acting Chairman.

Roll call was taken and answered by the following:

Dan Von Alst, Chairman	Absent
Rob Anderson, Acting Chairman	Present
Gene Kish	Present
Doris Rebenstorff,	Present
Brian Dulski	Present
Justin Chapman	Present
Matt Koesterer	Present

Others Present:

Dallas Alley, Building and Zoning Director

Applicants / Members of the public

APPROVAL OF MINUTES

Motion by Ms. Rebenstorff, seconded by Mr. Kish to approve the minutes from June 26th, 2018. All members present voted in favor by voice vote.

NEW BUSINESS – Text Amendment – Exception to Freestanding Sign limit.

Mr. Alley stated that the proposed text amendment would allow one additional freestanding sign when a parcel is exceedingly long. He is suggesting the exception be for any parcel where the continuous frontage is at least 700 linear feet.

Mr. Alley informed the board that there were a few parcels in town that have at least 700 linear feet of frontage and that the Schnucks plaza wants to place to sign along IL Rte. 159. Mr. Kish inquired as to the location of the proposed signs for the Schnucks plaza, and Mr. Alley provided a site plan identifying where the signs would be located.

Mr. Alley stated that, in the instance of Schnucks plaza, Rosewood is not a public road and as such there is no available frontage on Rosewood.

Acting Chairman Anderson inquired as to where else in the Village there are parcels with at least 700 linear feet. Mr. Alley stated that there are parcels of undeveloped land along Frank Scott Parkway and Sullivan Drive that exceed 700 linear feet. He added that these parcels are all zoned Planned Business. General Discussion ensued.

Acting Chairman Anderson asked the board if they had any additional question, and none were presented.

Acting Chairman Anderson asked for any public comment, and none was presented.

Mr. Dulski made a motion to recommend approval of the text amendment providing an exception to the maximum number of freestanding signs, and Ms. Rebenstorff seconded the motion.

Roll Call Vote

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

Mr. Alley explained for the record that the Planning and Zoning recommendation would be forwarded to the Swansea Village Board who would make the final decision.

General Discussion

Mr. Dulski requested an update on the Clinton Hills property, and Mr. Alley stated that the plat has been sent to be recorded and the restaurant plans are moving forward. He added that the Village is working with developers on conceptual plans, and that the area that is in the floodplain would not be developed. General discussion regarding open space and connectivity of park space along Richland Creek ensued.

Adjournment

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

The meeting was adjourned at 6:33 p.m.

Minutes recorded by:

Dallas Alley
Building and Zoning Director