

MINUTES
SWANSEA PLANNING & ZONING BOARD
August 13th, 2019

CALL TO ORDER

The regularly scheduled meeting of the Swansea Planning & Zoning Board held at the Swansea Government Center, 1444 Boul Ave., Swansea, IL, was called to order at 6:00 P.M. by Chairman Justin Chapman.

Roll call was taken and answered by the following:

Justin Chapman, Chairman	Present
Rob Anderson	Absent
Gene Kish	Present
Doris Rebenstorff	Present
Brian Dulski	Present
Matt Koesterer	Present
Bill May	Present

Building and Zoning Director Dallas Alley stated for the record that a quorum is present.

Others Present:

Dallas Alley, Building and Zoning Director
Applicant

APPROVAL OF MINUTES

Motion by Mrs. Rebenstorff, seconded by Mr. Kish to approve the minutes from July 9th, 2019. All members present voted in favor by voice vote.

NEW BUSINESS – Preliminary Plat – Villas at Ravanel Phase 2

Ms. Marsha Maller provided the board with an overview of the preliminary plat. She stated that the new plat is the final section of the Ravanel subdivision that was submitted as a planned business development and approved by the Village of Swansea. Ms. Maller added that the Villas at Ravanel Phase 2 would be comprised of 52 lots with of detached villas, and that the streets would be privately owned. Ms. Maller indicated that the sanitary sewer would be Village owned once completed and would connect to the existing sanitary sewer system at Ravanel and she described the methods of stormwater detention to be used. Ms. Maller pointed out that the current proposal will be a reduction from 3.8 units per acre to 3.07 units per acre.

Mr. Alley stated for the record that the Villas at Ravanel Subdivision plat which was approved two years ago provided 26 lots and only six of those lots remain.

Ms. Rebenstorff inquired about the ability of the roads to handle the increased traffic, and Ms. Maller responded that the roads were designed when the planned business development was initially submitted, and that they were designed to handle a higher unit density than is being proposed. Ms. Maller added that the road is actually being widened from the initial design.

Mr. Dulski inquired about the installation of sidewalks, and Mr. Alley stated that since the road way is private there is no requirement for sidewalks. Ms. Maller added that no sidewalks exist on any portion of the Ravanel Subdivision, and that outside pedestrian traffic is not allowed on the private roads. Mr. Alley stated that none of the subdivisions with private roads in Swansea contain sidewalks.

Ms. Rebenstorff asked about street lighting, and Ms. Maller stated that standard street lighting would be installed.

Chairman Chapman asked if there were any more comments. None being heard, Ms. Rebenstorff made a motion to approve the variance and Mr. Koesterer seconded the motion.

Roll Call Vote

Justin Champan, Chairman	Yeah
Rob Anderson	Absent
Gene Kish	Yeah
Doris Rebenstorff	Yeah
Brian Dulski	Yeah
Matt Koesterer	Yeah
Bill May	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.

OLD BUSINESS – Swansea Village Zoning Code - Discussion.

The Planning and Zoning Board did not hold discussion of the Zoning Code, it was agreed to continue the discussion at the next meeting.

Adjournment

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

The meeting was adjourned at 6:27 p.m.

Minutes recorded by:

Dallas Alley
Building and Zoning Director