

MINUTES
SWANSEA PLANNING & ZONING BOARD
November 12th, 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	Absent
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

Dan Johnson, Code Inspector

Applicant

APPROVAL OF MINUTES

Motion by Mr. Dulski, seconded by Ms. Rebenstorff to approve the minutes from October 8th, 2019. All members present voted in favor by voice vote.

NEW BUSINESS – Planned Business Submittal – 2 Bronze Point Suite A

Chairman Chapman stated that there was a planned business submittal for 2 Bronze Point Suite A and asked if anyone was in attendance to speak about the project. Mr. Collier from the Colvent Group was present and provided the board with a history of his company. He included that his company provided trust services for financial institutions, specifically relating to the purchase of vehicles for individuals with special needs. He stated that he desired to be able to purchase these vehicles at wholesale instead of retails, thus providing a more competitive price to their clients. He added that his company represents about 5,000 clients and has done so for the last ten years. He informed the board that he is seeking to have four to five ada accessible vans on the lot at a time and that each van costs about \$50,000, and added that the turnaround would be approximately 3 to 4 units a month.

Ms. Rebenstorff asked the applicant if the dealership would have outdoor banners or other advertising that are typical with a car dealership, and Mr. Collier stated that they would not. He added that 99% of their sales would not be walk in clients.

Mr. Dulski asked where the vans would be augmented to become ada compliant and Mr. Collier stated that he uses BraunAbility, which is on the east coast.

Ms. Rebenstorff asked the applicant if he would have any issue with having a stipulation of a maximum of five vehicles for sale at a time, Mr. Collier stated that he has no issue with that stipulation.

Mr. Chapman asked the applicant how the vehicles would be delivered, and Mr. Collier stated that they would not use a car hauler, but that they would take delivery at a logistics center and then drive them to the location in Swansea.

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

Roll Call Vote

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

Chairman Chapman explained for the record that the Planning and Zoning recommendation would be forwarded to the Swansea Village Board who would make the final decision. Adding that the meeting would be held November 18th 2019 at 6:00 p.m.

NEW BUSINESS - Text Amendment - Tattoo and Body Piercing Establishments

Chairman Chapman stated that there was an application to amend the text of the zoning code to permit Tattoo and Body Piercing Establishments as a special use in Highway Business and asked if anyone was in attendance to speak about the application.

Mr. Alley stated that no one was present to speak about the application, but added that he has been in contact with the applicant. He added that the Village has prepared a separate set of business regulations that specifically address Tattoo and Body Piercing Establishments. General discussion ensued.

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

Roll Call Vote

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

Chairman Chapman explained for the record that the Planning and Zoning recommendation would be forwarded to the Swansea Village Board who would make the final decision. Adding that the meeting would be held November 18th 2019 at 6:00 p.m.

NEW BUSINESS - Special Use Permit - 1516 North Belt West

Chairman Chapman stated that there was a Special Use Permit application to have a tattoo and body piercing establishment at 1516 North Belt West and asked if anyone was in attendance to speak about the application. Mr. Alley stated that no one was present to speak about the application, and gave an overview of the application. The Planning and Zoning Board held general discussion and Mr. Dulski stated that he was in favor of tabling the application until the applicants come before the Planning and Zoning Board. Ms. Rebenstorff stated that she was also in favor of tabling the application. Mr. Kish made a motion to table the application and Ms. Rebenstorff seconded the motion.

Roll Call Vote

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

NEW BUSINESS – Text Amendment – Cannabis Cultivation Centers and Dispensaries

Chairman Chapman stated that there was an application to amend the text of the zoning code to permit Cannabis Cultivation Centers and Dispensaries and asked if anyone was in attendance to speak about the project.

Mr. Alley stated that the application would allow Cannabis Dispensaries as a special use in Highway Business and Cannabis Cultivation Centers as a special use in both Heavy and Light Industrial Zoned Districts. He added that the business regulations for Cannabis Cultivation Centers and Dispensaries have been adopted by the Village of Swansea. Brief Discussion Ensued.

Chairman Chapman asked if there were any more comments. None being heard, Mr. Dulski made a motion to approve the text amendment and Mr. May seconded the motion.

Roll Call Vote

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

Chairman Chapman explained for the record that the Planning and Zoning recommendation would be forwarded to the Swansea Village Board who would make the final decision. Adding that the meeting would be held November 18th 2019 at 6:00 p.m.

OLD BUSINESS – Swansea Village Zoning Code - Discussion.

The Planning and Zoning Board did not hold discussion of the Zoning Code.

Adjournment

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

The meeting was adjourned at 6:51 p.m.

Minutes recorded by:

Dallas Alley
Building and Zoning Director