

**SWANSEA PUBLIC HEARING  
PLANNING & ZONING BOARD MINUTES  
March 14<sup>th</sup> 2017**

**CALL TO ORDER**

Planning & Zoning Board members gathered for a special meeting at the Swansea Government Center, 1444 Boul Ave., Swansea, IL. Chairman Haider called the meeting to order at 6:00 p.m.

Roll call was taken and answered by the following:

Dan Haider, Chairman	Present
Doris Rebenstorff	Present
Matt Koesterer	Present
Gene Kish	Present
Dan Von Alst	Present
Justin Chapman	Present
Rob Anderson	Present

Others Present:

Randy Tedesco, Bldg. & Zoning Director  
Todd Streiler  
D&F Contracting  
Marsha Mallard

**APPROVAL OF MINUTES**

A motion was made to approve minutes from February 16<sup>th</sup> 2017 with no corrections. First by Mrs. Rebenstorff, seconded by Mr. Koesterer.

**NEW BUSINESS- Preliminary Plat Villas at Ravenel-**

Mr. Tedesco informed the members of a previously approved preliminary plat in the Ravenel Subdivision that had already been approved back in 2002. That plan had 2 options, first was 18 buildings that would house a total of 4 units per building with a total number of 72 units, the other option was 6 buildings with 12 units per building. Mr. Tedesco also explained the reason why some storm water calculations have already been completed and the newly developed area will have to be re-calculated.

Marsha explains the change on the total number of units from the originally approved 72 unit development to the current preliminary plan of 26 units. The market is dictating that the change from villas or multi family structures to smaller single family structures is being sold fast in today's market. She explains that the new area will be all private streets as will the storm sewer, sanitary sewer will be provided by the Village of Swansea and easements for those lines will be completed on improvement plans. The grounds will all be maintained by the same company as the current development has. The HOA will have to be separate due to the new structures will be single family homes and the development has bylaws based villas or condos.

Mr. Chapman asked if the new SSA ordinance that was just approved by this board will come in to play with this preliminary plat. Mr. Tedesco explained that this entire development is private and all of the out lots are already controlled by a HOA that was formed in 2006, the new developed area does not have any out lots that would require the new SSA ordinance.

Mr. Anderson asked about the separation distance between homes. He stated that the code has limits of how close structures can be constructed, and would require certain fire rated materials that would need to be used if less than certain amount of feet was between each single family structure. The D&F Contractor stated that all of the 26 structures will be constructed too any

code restrictions or laws adopted by the Village of Swansea. Mr. Tedesco stated that all of these structures will be inspected and reviewed on each permit application.

Mr. Tedesco asked the developer if he would have any problem granting an easement or verbally commit for an easement for a future sewer line that is currently being designed for a future development in the area to be constructed in the next few years. The perspective owner stated he has no problem with the Village of Swansea using an area or an easement located on the south end of his development between the Villas of Ravenel subdivision and the Manors of Woodfield subdivision.

Chairman Haider asked if any member had any further questions on the Preliminary Plat submittal, if not then he will entertain motions.

Mr. Von Alst made a motion to approve the Preliminary Plat as submitted with a stipulation of a sewer easement to be granted at the South property line between the Ravenel subdivision and the Manors of Wood field subdivision for a future sewer line extension. Seconded by Justin Chapman, all members in favor zero objections.

### **DISCUSSION ITEM- COMPRHENSIVE MASTER PLAN**

Review of CMP was discussed and changes to the Map were items of interest. At next month's meeting would like to have input from members on changes with Chapter 1-3.

### **OLD BUSINESS-**

Doris asked Mr. Tedesco about the new training buildings that were approved for the Fire house and how come it wasn't reviewed by the P&Z board. Mr. Tedesco stated he didn't even think of the Fire house being zoned PB until just right now. He was informed of the footings and would look into the issue of needing a plan review from the P&Z Board before construction. He stated thinking about it right now and with the information he has been given about this project that the footprint of the training buildings was rather small compared to the existing fire house's principle structure on the lot so it's possible that no review would need to be made by the P & Z Board based on square footage. He stated he would look into it and report back next month.

**Adjournment** -With no further business needed to be discussed before the board, a motion was made to adjourn the meeting at 8:11 p.m. by Mrs. Rebenstorff, seconded by Mr. Von Alst.

Minutes recorded by:  
Matt Koesterer  
P&Z Board Member

FINA