

MINUTES
SWANSEA PLANNING & ZONING BOARD
May 8, 2018

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 Doris Rebenstorff, serving as Acting Chairman.

Roll call was taken and answered by the following:

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

Others Present:

Dallas Alley, Building and Zoning Director

Applicants / Members of the public

APPROVAL OF MINUTES

Motion by Mr. Kish, seconded by Mr. Koesterer to approve the minutes from March 20th, 2018. All members present voted in favor by voice vote.

NEW BUSINESS- Planned Business Submittal – MP Ice LLC.

Mr. Alley informed the board that the text amendment to the permitted uses in Planned Business District to include Retail Ice and Water Vending was approved. Mr. Mark Flota gave the board an quick overview of the proposed Ice and Water Vending Unit.

Mr. Dulski inquired about the design of the unit, specifically the shroud at the top of the unit. Mr. Flota indicated that the shroud would hide the refrigeration units. He added that the shroud would match the unit in the picture submitted.

Mr. Alley informed the board that the unit would not be connected to the sanitary sewer system, since the water discharged has no contamination.

Ms. Rebenstorff asked the board if they had any additional question, and none were presented.

Ms. Rebenstorff asked for any public comment, and none was presented.

Mr. Kish made a motion to approve the Planned Business Submittal for MP ICE LLC. Mr. Koesterer seconded the motion.

Roll Call Vote

Dan Von Alst, Chairman	Absent
Rob Anderson	Absent
Gene Kish	Yeah
Doris Rebenstorff	Yeah

Brian Dulski	Yeah
Justin Champan	Absent
Matt Koesterer	Yeah

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

NEW BUSINESS- Variance – MLS Associates, LP.

Mr. Alley stated that MLS Associates, LP had previously submitted a planned business submittal for Metro Landing which was approved based on the submitted documents. Mr. Alley added that PNC Bank is requiring a formal variance as part of the underwriting process. He informed the board that the variation is to permit the same off-street parking facility to qualify for two or more uses; provided that, substantial use of such facility by each user does not take place at approximately the same hours of the same days of the week.

Mr. Koesterer asked if the agreement with Bi-State Development was still in place for shared parking and Mr. Aaron Burnett confirmed that the agreement is still in place.

Mr. Burnett gave a brief history on the requirements that PNC Bank has imposed on the Metro Landing project.

Ms. Rebenstorff asked if the board had any additional question, none were presented.

Ms. Rebenstorff asked for public comment, none were presented.

Mr. Dulski made a motion to recommend approval of the variance request. The motion was seconded by Mr. Kish.

Roll Call Vote

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

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

Adjournment

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

The meeting was adjourned at 6:17 p.m.

Minutes recorded by:

Dallas Alley
Building and Zoning Director

FINAL