

MINUTES
SWANSEA PLANNING & ZONING BOARD
June 26, 2018

CALL TO ORDER

The special meeting of the Swansea Planning & Zoning Board was called to order at the Swansea Government Center, 1444 Boul Ave., Swansea, IL, at 5:02 p.m. by Dan Von Alst, Chairman.

Roll call was taken and answered by the following:

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|------------------------|---------|
| Dan Von Alst, Chairman | Present |
| Rob Anderson, | 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. Koesterer to approve the minutes from June 12th, 2018. All members present voted in favor by voice vote.

NEW BUSINESS- Subdivision Plat – Clinton Hills.

Mr. Alley stated that the proposed plat for Clinton Hills creates a 50 ft wide public right of way and lot 1 of the Clinton Hills Subdivision. Chairman Von Alst inquired as to what area on the plat was included in lot 1. Mr. Alley responded that the existing structure and a portion of the existing parking lot were included in lot 1.

Mr. Anderson inquired as to the utilities on site, with Mr. Alley responding that the existing utilities were being used and no new utilities are being placed. Ms. Marsha Maller informed the board that the intent of the plat was to be able to sell the existing building as a separate parcel and that the current owner and the future owner will be addressing any easements for utilities.

Chairman Von Alst inquired as to what existing areas the Village would be responsible for maintaining, and Mr. Alley stated that Village would only be responsible for maintaining the right of way area on the plat.

Mr. Anderson inquired about Stormwater drainage, and Ms. Maller stated that since there is no increase in impervious surface no detention facilities are required at this point. Mr. Alley clarified that one any additional development takes place Stormwater drainage and detention will be addressed. General discussion ensued.

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

Chairman Von Alst asked for any public comment, and none was presented.

Mr. Koesterer made a motion to recommend approval of the Preliminary Plat for Clinton Hills, and Mr. Chapman seconded the motion.

Roll Call Vote

| | |
|------------------------|------|
| Dan Von Alst, Chairman | Yeah |
| Rob Anderson | Yeah |
| Gene Kish | Yeah |
| Doris Rebenstorff | Yeah |
| Brian Dulski | Yeah |
| Justin Champan | Yeah |
| 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- Amendment to preliminary plat – Sullivan Farms

Ms. Maller provided a background of the project, and stated that the subject site has been rezoned, and the developer is now presenting an amendment to the preliminary plat.

Mr. Kish inquired about the easements along Sullivan Drive, and Ms. Maller stated that the easements are for utilities.

Mr. Koesterer asked if the developer had received any interest relating to the commercial lot, and Ms. Maller stated they have not to date.

Mr. Anderson inquired as to the presence of basements in the dwellings, and Ms. Maller stated that they all had basements.

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

Chairman Von Alst asked for any public comment, and none was presented.

Mr. Anderson made a motion to approve the Amended Plat for Sullivan Farms, and Ms. Rebenstorff seconded the motion.

Roll Call Vote

| | |
|------------------------|------|
| Dan Von Alst, Chairman | Yeah |
| Rob Anderson | Yeah |
| Gene Kish | Yeah |
| Doris Rebenstorff | Yeah |
| Brian Dulski | Yeah |
| Justin Champan | Yeah |
| 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.

General Discussion

Ms. Rebenstorff inquired as to the status of the comprehensive plan, and Mr. Alley stated that it was adopted by the Village Board.

Adjournment

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

The meeting was adjourned at 5:21 p.m.

Minutes recorded by:

Dallas Alley
Building and Zoning Director