

PLANNING & ZONING COMMISSION

MAY 10, 2016 – 7:00 PM

The meeting was called to order by Chairman DAN FRIANT at 7:00 p.m. followed by the Pledge of Allegiance. Members present: DAN WITTENKELLER, TERRY McEVILLY; BOB WILSON, JEFF HANLEY; BRUCE MILLER. Absent: MIKE CLEMMONS. DAN DUFFY, Village Administrator, KEVIN BISCAN, of Robinson Engineering and CHRIS SPESIA of Spesia & Ayers were also present.

Approval of Previous Meeting Minutes:

Commissioner McEvelly moved to approve the April 12, 2016 minutes with the following changes: under Public Hearings: *Chairperson Friant excused himself from the Public Hearing, should read to “recused” himself from the Public Hearing; following paragraph delete address of St. Mary’s Catholic Church; third paragraph on page 2, last line should read: would be widened on the west side of the north end to 14’ (currently 11’)*. Commissioner Wittenkeller seconded the motion.

Ayes: Commissioners Wittenkeller, Hanley, McEvelly, Wilson, Miller

Nays: None

Motion carried.

Upcoming Agenda Items: None.

Briefing on Village Board Actions and Related Matters: 2016-02 St. Mary’s Church was tabled at the April Board Meeting. The Church is working on a revision of the Plat since the previous Plan & Zoning meeting.

Public Hearings:

Case #2016-03 – Rezoning Land from Grundy County Industrial District to Village of Minooka M-2 Manufacturing District for approximately 10.15 acres of vacant land located on Minooka Road in Aux Sable Township, Grundy County, Illinois; PIN#: 03-10-200-011 located in the Village of Minooka. Chairman Friant noted that the Public Hearing was published in the Morris Daily Herald and Joliet Herald News on the 28th day of April, 2016.

Chairman Friant opened Public Hearing at 7:09 p.m. One Petitioner/Interested Person was sworn in: Kyle Schmitz.

Report from Staff: Dan Duffy, Village Administrator, summarized the purpose of the Public Hearing is to annex 10.15 acres of farm land on Cargo Court behind Air Gas to be added to the Prologis Business Park.

Chairperson Friant pointed out the recommendation letter provided by Robinson Engineering.

Kyle Schmitz distributed the building layout without subject site to Commissioners and stated that the intentions are to use the land as zoned and would be added to the industrial park allowing a larger truck area and parking.

Commissioner Hanley asked if it was a single load, noting that the dock doors are on one side.

Chairperson Friant asked if there were any plans for the parcel to the east of the new building; Mr. Schmitz stated there was not; adding that if anyone in the area desired rail access it could be sold to them or to Airgas if they were interested.

Commissioner McEvelly asked if the right of way currently follows the property line. Mr. Schmitz stated the line jogs and goes south along the property line.

There were no interested persons attending. Chairperson Friant asked if the Commissioners had any questions or discussion items. There was none.

Public Hearing closed at 7:18 p.m.

Chairperson Friant stated the Commissioners were entertaining three approvals, and three motions.

Consideration of Case #2016-03: 8A

Commissioner McEvelly motioned to recommend to the Village Board Case #2016-03 – Rezoning Land from Grundy County Industrial District to Village of Minooka M-2 Manufacturing District for approximately 10.15 acres of vacant land located on Minooka Road in Aux Sable Township, Grundy County, Illinois; PIN#: 03-10-200-011 located in the Village of Minooka based on the evidence presented and the reasons set forth in the Planning and Zoning meeting and recommendation sheets. Commissioner Hanley seconded.

Ayes: Miller, Wilson, McEvelly, Hanley, Wittenkeller

Nays: None

Motion carried.

Consideration of Case #2016-03: 8B

Commissioner McEvelly motioned to recommend to the Village Board consideration of Case #2016-03 Preliminary Plat dated April 18, 2016 for Rezoning Land from Grundy County Industrial District to Village of Minooka M-2 Manufacturing District for approximately 10.15 acres of vacant land located on Minooka Road in Aux Sable Township, Grundy County, Illinois; PIN#: 03-10-200-011 located in the Village of Minooka based on the evidence presented and the reasons set forth in the Planning and Zoning meeting and recommendation sheets. Commissioner Hanley seconded.

Ayes: McEvelly, Wilson, Wittenkeller, Miller, Hanley

Nays:

Motion carried.

Consideration of Case #2106-03: 8C

Commissioner McEvelly motioned to recommend to the Village Board consideration of Case #2016-03 Final Plat dated April 4, 2016 for Rezoning Land from Grundy County Industrial District to Village of Minooka M-2 Manufacturing District for approximately 10.15 acres of vacant land located on Minooka Road in Aux Sable Township, Grundy County, Illinois; PIN#: 03-10-200-011 located in the Village of Minooka based on the evidence presented and the reasons set forth in the Planning and Zoning meeting and recommendation sheets. Commissioner Hanley seconded.

Ayes: McEvilly, Wilson, Wittenkeller, Miller, Hanley

Nays:

Motion carried.

Old Business: None.

New Business: None.

As Appropriate:

Commissioner Miller requested signs be placed at Wabena and Mondamin intersection as traffic is confused.

Adjournment:

Commissioner Hanley motioned to adjourn at 7:40 p.m., Commissioner Miller seconded. All voted aye, meeting adjourned.

Laurie Musclow,
Recording Secretary
Approved: June 14, 2016