Planning & Zoning Commission
Thursday, October 15, 2020 - 5:15 PM
MINUTES

1. Call to Order

   Committee Chair Ryan Green called to order the Planning and Zoning Commission meeting for October 15, 2020 at 5:17 pm.

2. Roll Call

   Present - Chairman Ryan Green, Vice-Chair Ron Danne, Jesse Coppel, Benjamin Lee, Jon Merriman
   Absent - None

   Staff present - Bailey Klimchak - Village Planner, Jim Blair - Zoning Inspector, Abe Haroon - Chief of Police, Teresa Monroe - Clerk of Council

   Public present - Dave Douglas, Don Barnard, Tony Borghese, Linda Borghese, Sue Barb, Joseph Lamparyk, Liz Fravel, Jessica Mcclory

3. Pledge of Allegiance

4. Creekside Preserve - Pulte Homes Re-Plat

   a. Application 2020-321-Z

   Pulte Homes requests approval for re-plat and easement changes to twenty four lots in their Creekside Preserve development; Village recommends approval. Joseph Lamparyk with Pulte Homes and Jessica McClory with Stantec (engineer for Pulte) were present for the application. Bulk of discussion surrounded the requirement for Pulte installation of a traffic light at Bigelow and US62, discussion on the roadway through the shopping center being dedicated as a public village road and continuing to use the existing traffic light instead of adding another one. Mr. Lamparyk said Pulte is aware they are obligated to install a light but is open to alternatives; Commissioners asked Pulte to contact Altera and discuss.

Public Hearing

1. Tony Borghese - 319 Fondriest Road

- Agreed with the alternative proposed on the light saying US62 does not need more traffic lights, it is already too congested.

There were no further comments.

ACTION:	Ryan Green moved to Approve application as written; Benjamin Lee seconded and the vote was as follows:
AYES:	Jesse Coppel, Ron Danne, Ryan Green, Jon Merriman, Benjamin Lee
NOES:	None
ABSTAIN:	None

Passed 5 - 0

5. Concord Crossing East - Schlabach Builders Re-Plat
   a. Application 2020-292-Z
   Four parcels on Fondriest Road will be re-plated adding adjacent corners to neighboring properties making one corner lot parcel; the property would belong to the resident who would maintain it; Village recommends approval. Staff said that sidewalk will be installed and trees will be planted by Schlabach.

Public Hearing

1. Dave Douglas - 321 Fondriest

- Said when he built his house the site map showed those corner parcels as green space.
- Asked why re-plat when some parcels have already been transferred to the property owner.
- Concerned about setback and what could be allowed to go there.
- The village could require them to stay open space.
- Opposed to the re-plat and combining the parcels into one.

2. Tony Borghese - 319 Fondriest Road

- Said the road signs are incorrect on Fondriest; should be changed to read "Road" not "Street". Staff said that the builder is responsible for the signs.

3. Linda Borghese - 319 Fondriest

- Asked why the parcels need to be re-plated if homeowner owns the property. Staff

answered that the benefit of combining is the lots would sell as one.

4. Don Barnard - 313 Fondriest. HOA President

- Asked if properties could be marked where things could be built.

5. Elizabeth Fravel - 323 Fondriest

- Concern for larger size lot if combined and what could be built.
- Inquired on trees and sidewalks.

Discussion on reasoning for village recommendation to combine lots into one parcel; if lots were left separate maintenance would become a problem, also if the homeowner would sell and they buyer did not want to buy both lots that would be a problem. Discussion on what would be allowed by either village or HOA on the parcels if combined; staff noted that the property owner would still need to conform to village code.

Commissioners listed conditions to be placed on the re-plat approval:

1. Replace incorrect street signs on Fondriest changing them from Street to Road
2. Stake all four lots for visual demonstration of setback
3. Trees to be planted by the builder on the corner lots, in compliance with Village Ordinance 1183.04. Looking at plat of Fondriest Road, Commissioners stated location as follows: Res H - 3 trees; Res J - 2 trees; Res G - 1 tree; Res F - 1 tree.

ACTION:	Jesse Coppel moved to approve with conditions listed; Ron Danne seconded and the vote was as follows:
AYES:	Ron Danne, Ryan Green, Jon Merriman, Benjamin Lee, Jesse Coppel
NOES:	None
ABSTAIN:	None

Passed 5 - 0

6. Other Business

There was no further business discussed.

7. Adjourn

ACTION: Benjamin Lee moved to Adjourn; Jesse Coppel seconded and all were in favor.

AYES:	Ryan Green, Ron Danne, Jesse Coppel, Benjamin Lee, Jon Merriman
NOES:	None
ABSTAIN:	None

Passed 5 - 0

Meeting adjourned at 6:55 pm