



Planning Commission Meeting
March 12, 2014
6:30 p.m.

Chairman, Gregg Bowen called the meeting to order at 6:30 p.m.

Present: Mayor Mark A. Cegelka, Chairman Gregg Bowen, Council Representative Eric Johnson, Village Engineer Mike Henry, Secretary Jerald Hoover, Building Commissioner Mike Skvasik, Resident Representative Dr. Lasch, Law Department Representative Justin Whelan

Motion by Eric Johnson, seconded by Dr. Lasch to approve the minutes of the January 8, 2014 Planning Commission Meeting.

**Yeas—Bowen, Cegelka, Hoover, Johnson, Lasch
Nays—None**

**5 yeas – 0 nays
Motion carried**

NEW BUSINESS:

OCCUPANCY COMPLIANCE AT 7555 BOND STREET:

Executive Vice President Jerry L. Seligman and President Tom Baskins of Advanced Roofing Systems, Inc. were in attendance. Mr. Seligman reported Advanced Roofing is an industrial/commercial roofing company. They are in the process of purchasing the property at 7555 Bond Street and applying for occupancy permit and outside storage. The building will be used for offices, storing materials, equipment and two stake body trucks. There will be 3-4 asphalt kettles and 2 field office trailers kept outside. The business hours are approximately 7 a.m. to 5 p.m. The noise created from loading and unloading trucks during the hours of operation is minimal. Mike Skvasik asked Mr. Seligman the height of the fence on the property in comparison to the outside storage. The height of the fence is 6' - 8' tall and the storage will be approximately 10' - 12' tall. Mayor Cegelka questioned whether the existing fence in the back of the building has been repaired. Mike Skvasik reported it has been repaired.

Also stored outside will be some small propane cylinders. These cylinders will be stored in a fenced cage. Building Commissioner Mike Skvasik reminded Jerry the storage of the cylinders are subject to the Fire Department and any additional requirements they may have.

Mike Skvasik reminded the Board that currently there is a tenant in the building. Approximately one year ago we approved a 3 year lease with a trucking company.

Jerald Hoover questioned if there are currently any plans for landscaping. Mr. Seligman reported, currently there are no plans for landscaping. The Board recommended that there be a landscaping plan for the front of the building, but also mainly to screen the parking and outside storage area. When a plan has been decided it should be approved by the Village Landscape Architect.

Eric Johnson questioned whether there would be additional office space added in the interior of the building. Mr. Seligman's response was; yes, as part of the purchase agreement, when financing is place, the will be adding 1800 sq. ft. of new office space added inside the existing building. All plans for the office build out will be approved by the Building Department.

Motion by Eric Johnson seconded by Mayor Cegelka to approve Occupancy Compliance at 7555 Bond Street based on the Fire Department and Building Department approval.

**Yeas—Bowen, Cegelka, Hoover, Johnson, Lasch
Nays—None**

**5 yeas – 0 nays
Motion carried**

OUTSIDE STORAGE AT 7555 BOND STREET, ADVANCED ROOFING SYSTEMS, INC.:

Motion by Eric Johnson seconded by Mayor Cegelka to approve outside storage at 7555 Bond Street with the conditions stated above and subject to a landscaping plan by May 15, 2014.

**Yeas— Bowen, Cegelka, Hoover, Johnson, Lasch
Nays—None**

**5 yeas – 0 nays
Motion carried**

There being no further business to come before the planning commission, motion by Mayor Cegelka seconded by Gregg Bowen to adjourn the meeting. Vote on the motion to adjourn was all yeas and no nays.

The meeting was adjourned at 6:55 p.m.

/s/
Gregg Bowen- Chairman of Planning Commission

/s/
Clerk of Council-Lori A. Pepera