



Village of
Glenwillow

Honoring the Past - Welcoming the Future

Planning Commission Meeting

November 11, 2015

6:00 p.m. Meeting

Mayor Cegelka called the meeting to order at 6:00 p.m.

PRESENT: Mayor Cegelka, Eric Johnson, Anthony DeCarlo, Engineer Mike Henry, Law Department Mark Marong

ABSENT: Jerald Hoover, Gregg Bowen

OTHERS PRESENT: Chief Building Official Bob Rodic, Law Department Mark Marong
Resident Joe Kulis, Resident Ted Rongers

Motion by Eric Johnson seconded by Anthony DeCarlo to approve the minutes of the September 9, 2015 Planning Commission Meeting.

Yeas— Cegelka, DeCarlo, Johnson

Nays—None

3 yeas – 0 nays

Motion carried

NEW BUSINESS:

APPROVAL OF LOT SPLIT AND CONSOLIDATION AT 7095 RICHMOND ROAD:

Building Official Bob Rodic explained an application for a lot split and consolidation was submitted by Ted Rongers. Ted will be splitting off a 5 acre parcel to transfer to Joe Kulis. Joe Kulis currently owns property that presently fronts on Richmond Road. On the application it indicated that agricultural would be the anticipated use. In the Village code it states that agricultural use is permitted in this district.

Engineer Mike Henry stated that the Engineering Department received and reviewed the plat and spoke with the applicant's surveyor. The lot that is being split also has to be connected to Joe Kulis' property because a non conforming lot is not allowed. The front piece is being split off and the back 5 acres is being sold to Joe Kulis.

Mark Marong asked Mike Henry if he suggests any conditions be added. Mike Henry would like it approved subject to final surveying approval by the Engineering Department. Mark Marong stated: agriculture is a permitted use in the Country Home District and quoted section 1135.02C; *Agriculture shall be permitted as a main use on any parcel of land but a building with a main use of agriculture is permitted on such parcel only if it is immediately contiguous to a parcel of land on which the owner who is carrying out the agriculture function actually resides in the main residential building.*

Therefore the agricultural use can only exist on a parcel that is immediately contiguous to the parcel on which you reside. What was presented tonight was a consolidation of a portion. Therefore Joe Kulis would have to consolidate other parcels to the 5 acres to be able to use this piece of property as agricultural.

Motion by Anthony Decarlo seconded by Eric Johnson to approve lot split (parcel no. 991-05-002)for Ted Rogers and consolidation plat for parcel nos. 991-05-005 and 991-05-004 contingent on the necessary changes requested by the Village Engineer being applied to the final consolidation plat for Joe Kulis.

Yeas— Cegelka, DeCarlo, Johnson
Nays—None

3 yeas – 0 nays
Motion carried

Joe kulis questioned when and what can be done to proceed. Mike Henry stated comments will be made to his surveyor and once it is approved and all required signatures for the mylar have been acquired it will be recorded with the county.

OLD BUSINESS:

REQUEST APPROVAL OF MODIFICATION TO APPROVE BUILDING DESIGN FOR 7650 BOND STREET:

Building Official Bob Rodic explained Tom Cultrona was seeking a building permit for a previous approved accessory building. The accessory building he was seeking a permit for was not the same size as the previous approved building on January 14, 2015. Therefore the placement of the building will be changed. At the ARB meeting this evening the Board approved the new design of the building. During this time Bob learned there were two variances previously approved. The first variance was to permit a building in a rear yard of Industrial B District and the second was to permit a reduction in the square foot area of the building. This new building will be 1860 sq. feet, reduced from the previous approved building of 2025 sq. feet. Tom Cultrona prepared a new plan relating to the site and a new landscape plan.

Mark Marong stated the variance the Board needs to vote on tonight is for the size of the building. The code states the minimum size for a building in Industrial District B is 5000 sq. feet. What was previously approved was 2025 sq. feet and the new building will be 1860 sq. feet. However, the location of the building needs to be in the same manner as the variance that was approved back in January. The

previous approval reads as; *based on matching the setbacks of the adjacent building, landscape approval, approval of site plan and construction drawings, along with approval from the Fire Department, Engineering Department and the Building Department.* There is also an updated landscape plan in front of the Board this evening that varies from the original one submitted in January. Mike Henry stated the setbacks that are called for and the addendum dated 11/4/2015 received by the Building Department are sufficient. The only concern Mike has are the trees in the rear shall not be placed in the easement area. Tom commented; they will not be placed in the easement area. Eric Johnson confirmed that the landscaping on the south side will not be necessary due to landscaping on All Type Welding's property.

Mike Henry noted the Sunset Maples be placed outside of the easement.

Motion by Eric Johnson seconded by Anthony DeCarlo to approve the change of the original variance of the accessory building at 7650 Bond Street from 2025 sq. feet to 1860 sq. feet.

Yeas— Cegelka, DeCarlo, Johnson
Nays—None

3 yeas – 0 nays
Motion carried

Motion by Anthony Decarlo seconded by Eric Johnson to approve the landscape plan with the restrictions stated above by the Village Engineer.

**Yeas— Cegelka, DeCarlo, Johnson
Nays—None**

**3 yeas – 0 nays
Motion carried**

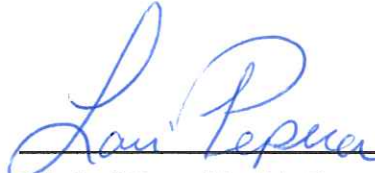
Mark Marong stated if the structure is placed in an area that does not match the setbacks of the adjacent buildings; it will be an illegal placement.

There being no further business to come before the Planning Commission, motion by Anthony DeCarlo seconded by Eric Johnson to adjourn the meeting. Vote on the motion to adjourn was all yeas and no nays.

The meeting was adjourned at 6:31 p.m.



Planning Commission



Clerk of Council-Lori A. Pepera