



Planning Commission Meeting
January 14, 2015
6:15 Caucus
6:30 p.m. Meeting

Mayor Cegelka called the meeting to order at 6:15 p.m.

PRESENT: Jerald Hoover, Gregg Bowen, Council Representative Eric Johnson, Village Engineer Mike Henry, Building Official Rick Loconti

OTHERS PRESENT: Laurie Hoover, Gurvis Smith

Motion by Jerald Hoover seconded by Eric Johnson to approve the minutes of the December 10, 2014 Planning Commission Meeting.

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

**4 yeas – 0 nays
Motion carried**

OLD BUSINESS:

REQUEST FOR A VARIANCE TO ALLOW A STRUCTURE IN THE REAR YARD IN INDUSTRIAL DISTRICT “B” AND A VARIANCE ON THE BUILDING SIZE AT 7650 BOND STREET:

Tom Cultrona, owner of Bob Cultrona Landscaping located at 7650 Bond Street, was in attendance this evening. Building Official Rick Loconti stated Tom is requesting two variances. The first is a request for a variance to allow a structure in the rear yard in industrial district “B” where a building is not permitted. The second is the request for a variance on the building size. The requirement in Industrial District “B” is a minimum of 5,000 sq. ft. Tom is looking at a variance to reduce the size of the building from 5,000 sq. ft. to 2,025 sq. ft. Eric Johnson reported what was approved at the ARB Meeting this evening that was held at 5:15 p.m. regarding the request for an outside storage building at 7650 Bond Street. He stated the building was approved with the following contingencies:

Taupe color on bottom of building to go 3’ up from the ground and roof to be taupe
Light beige or tan on upper portion of building
Doors to be the light beige or tan with the taupe trim
12’ overhang along roof
Gutters and downspouts
If required, minimal electric
Landscaping improvements and all outstanding issues to be completed before construction begins
Approval of site plan and construction drawings, along with approval from the Fire Department, Engineering Department and the Planning Commission.

Rick Loconti commented on the variance to allow a structure in the rear yard in industrial district “B”, that there is no rear yard or side yard setbacks because a building is not allowed there. The approval for this building will be based on the setbacks that are required for the adjacent building that was approved last year. Rick stated the request is for the rear yard setback for this building match the building to the north.

Gregg Bowen confirmed that the building to the north was also approved with a rear yard variance and a size variance. Engineer Mike Henry stated if approved, as far as the variance, a lot plan, topographic information of properties and set back would be needed. Mayor Cegelka asked if there was a landscape plan. Rick stated a landscape plan is required and Tom will have to submit that with his building plan. (A landscape plan is required for all commercial buildings) Gregg Bowen referenced the parking lot and completion of landscaping issues of the December 10, 2014 Planning Commission Meeting minutes. Rick stated those are part of the requirements that have to be completed before any permits are given. Gregg asked if there is a plan for the landscaping yet. Rick stated that the Law Department is researching the language on what a wall is, and if a solid fence can be a wall. Tom confirmed that his preference is to put a solid fence up.

Motion by Eric Johnson seconded by Mayor Cegelka to approve the request for a variance to allow a structure in the rear yard in Industrial District "B" 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.

**Yeas—Cegelka, Bowen, Johnson
Abstain-Hoover
Nays—None**

**3 yeas – 0 nays
1-abstain
Motion carried**

Motion by Eric Johnson seconded by Mayor Cegelka to approve the request for a variance on the building size at 7650 Bond Street from 5,000 sq ft to 2,025 sq. ft.

**Yeas—Cegelka, Bowen, Johnson
Abstain-Hoover
Nays—None**

**3 yeas – 0 nays
1-abstain
Motion carried**

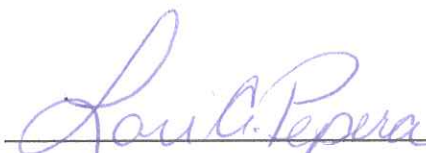
Jerald Hoover stated his vote to abstain is a recommendation of the Law Director and means he neither yeas nor nays the vote.

There being no further business to come before the Planning Commission, motion by Mark Cegelka, 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 6:18 p.m.



Planning Commission



Clerk of Council-Lori A. Pepera