



Village of
Glenwillow
Honoring the Past - Welcoming the Future

Planning Commission

January 15, 2025 – 5:30 pm.

Jeff Adie, Acting Chairperson, called the Planning Commission meeting to order at 5:30 PM.

Present: Jeff Adie, Mayor Cegelka, Scott McColl, Neil DeCarlo

Absent: Tim Hauptert

Others Present: Law Director, Mark Marong, Building Official, Braden Thomas, Engineer, Mike Henry

Appointment of Planning Commission Chair and Planning Commission Secretary

Mr. McColl, seconded by Mr. Adie, nominated Mr. Hauptert as the Planning Commission chairperson.

Roll call on the motion: Yeas: Adie, Cegelka, McColl, DeCarlo

4 Yeas, 0 Nays

Motion carried

Mayor Cegelka, seconded by Mr. DeCarlo, nominated Lori Kovach as the Planning Commission secretary.

Roll call on the motion: Yeas: Adie, Cegelka, McColl, DeCarlo

4 Yeas, 0 Nays

Motion carried

APPROVAL OF MINUTES

Mr. McColl, seconded by Mr. DeCarlo, moved to approve the minutes of the November 20, 2024, Planning Commission meeting.

Roll call on the motion: Yeas: Adie, Cegelka, McColl, DeCarlo

4 Yeas, 0 Nays

Motion carried

PUBLIC COMMENTSON AGENDA ITEMSONLY

None

OLD BUSINESS

None

NEW BUSINESS

- 1) Linda Sherman – Premier Development Partners
27200 Tinkers Court
Request site approval to install a fence in the General Industrial District.

Mr. Thomas stated that the request is to install a security fence around the perimeter of the parking lot. The closest point to the property line is twenty feet. The fence is eight foot in height; an eight foot high fence is allowed in General Industrial District with Planning Commission approval. Toyota Prolift deals with a lot of expensive equipment; they have deliveries and trailers that will be parked in the loading dock area; the fence is for security purposes to prevent any trailer break ins that are parked on the loading dock. It is a galvanized fence all around with security gate feature.

Mayor Cegelka stated that the building has been vacant for quite some time; it was previously occupied by Genesis Plastic. The Village is glad to see a business occupy the space. Toyota Prolift is moving from Independence to Glenwillow.

Linda Sherman, Premier Development Partners, 5605 Granger Road, Independence addressed the commission. They are requesting an exterior fence for 27200 Tinkers Court for new tenant, Toyota Prolift.

Mr. McColl asked if there should be any landscaping requirements like they require on Bond Street. Mr. Thomas replied that the fencing on Bond Street is typically for screening. This fence is not for screening, but it is up to the Commission's discretion if they want to add anything or approve as presented.

Mayor Cegelka asked if there will be any outdoor storage. Ms. Sherman replied there will not be any outdoor storage.

Mr. Thomas clarified that outdoor storage is not permitted at this property.

Mr. DeCarlo, seconded by Mayor Cegelka, moved to approve the installation of a fence in the General Industrial District at 27200 Tinkers Court.

**Roll call on the motion: Yeas: Adie, Cegelka, McColl, DeCarlo
4 Yeas, 0 Nays
Motion carried**

MISCELLANEOUS

Mr. McColl asked about the wooden barrier and pile of rocks at the house at the corner of Richmond and Tryon.


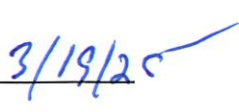
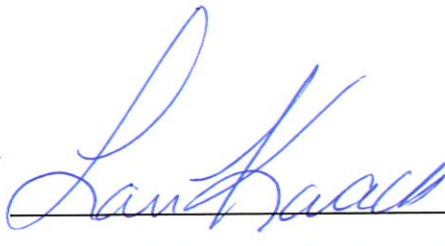
Mr. Henry responded that this is a Village drainage program. There have been drainage issues along the three houses there; they did a mound and added some rocks, boulders, and some landscaping.

Mr. DeCarlo asked about Mr. Gunnerson's case; has he complied? Mr. Thomas stated that he reached out to Mr. Gunnerson; to date he has removed all the structures. As the ground starts to thaw, he will remove all the dirt. He has a set of plans that he will submit to the Village that will be in compliance with the requirements for the rear yard. Mr. Thomas advised Mr. Gunnerson to send the plans to him before he approaches the HOA, so the Village can give it a preliminary review. Mr. Gunnerson is on the path to compliance.

Mr. Thomas stated that there are no applications for Planning Commission for February.

ADJOURNMENT

There being no further business to come before the Planning Commission, Mr. Adie, seconded by Mr. McColl, moved to adjourn the January 15, 2025, Planning Commission meeting. All in favor. The meeting was adjourned at 5:50 pm.

		
Planning Commission	Date	Lori Kovach, Planning Commission Secretary