



Village of
Glenwillow

Honoring the Past - Welcoming the Future

Planning Commission Meeting

February 10, 2016

6:00 p.m. Meeting

Gregg Bowen called the meeting to order at 6:00 p.m.

PRESENT: Gregg Bowen, Mayor Cegelka, Eric Johnson, Jerald Hoover,
Engineer Mike Henry, CBO Bob Rodic, Law Department Mark Marong

ABSENT: Anthony DeCarlo

OTHERS PRESENT: Economic Development Director Peggy Spraggins

Motion by Jerald Hoover seconded by Eric Johnson to approve the minutes of the January 13, 2016 Planning Commission Meeting.

Yeas— Bowen, Cegelka, Hoover, Johnson

Nays—None

4 yeas – 0 nays

Motion carried

OLD BUSINESS:

INTRODUCTION OF THE ZONING CODE UPDTAE:

Mark Marong explained everyone should have a copy of the updates of the Building and Zoning Codes. Mark explained that Planning Commissions process for tonight and the next meeting is to review and make recommendations. Mark explained that CT Consultants was hired to reorganize and update the Village Building and Zoning Code. During the process, items from the Building Code were taken and put into the proper location in the Zoning Code. In the marked up copies, anything that has been moved or added is in bold. The existing text will be normal shaded gray. During the review process, there was an administrative team that consisted of Peggy Spraggins, Mark Marong, Mayor Cegelka, Bob Rodic, and Mike Henry. Eric Johnson also assisted in the process as the Council representative of the ARB, along with the Building/Housing Committee.

Any use that is going on today is a pre-existing non-conforming use. What is in front of everyone today will change what happens in the Village going forward, but will not mandate anything on existing uses before today. Mark Marong suggested to the Board; as they review the updates, to highlight anything that is specific to Planning Commission. All of the definitions from the Zoning code have been pulled out and put into one chapter, 1109. Mark stated chapter 1111.05 is the duties and powers of Planning Commission. He suggested the Board look over that chapter. Chapters 1113, 1115 and 1119 outline the new administrative process that involves Zoning Certificates, Certificates of use Compliance, shows how the internal review is to be done and the actions that Planning Commission needs to take to be part of that review. It also deals with variances and appeals. Also in the update, the Zoning Districts have been renamed. Chapter 1135 discusses the Residential Districts and chapter 1139 discusses the Industrial Districts. There are two parcels that are being proposed to be rezoned to the Country Home District; 991-09-004 and 005. They were zoned Village Historical District. Chapter 1147 has specific use standards. An example would be a mobile food facility. The standards, limitations and conditions are listed in this chapter. A new sign code has been added to the changes to comply with the State law. A landscape screening chapter and a land clearing and a tree protection chapter have also been added. Mark stated at the next meeting a motion will be made back to Council for approval.

Peggy stated the map that Engineer Mike Henry supplied with the new Zoning Code also shows the flood zone. Peggy stated that one important topic is; when someone who lives in a development with an HOA and wants to build a deck, install a fence or any project requiring a permit, the homeowner must get the HOA to sign off before anything comes before the Building Official. This will save time and is a way to eliminate having to table issues due to insufficient information.

Peggy stated that CT Consultants added tables to the chapters to be able to see what exactly is and is not permitted. Gregg Bowen stated the changes that have been made spell out everything and it takes the guess work out of everything. Eric Johnson stated; being a long read, the documents are easier to look at as a PDF file.

Mark Marong stated the changes were presented to Council at the February 3, 2016 Council meeting and it was placed on first reading and referred to the Planning Commission. Next, it will be put on the March 2, 2016 Council meeting and a Public Hearing is scheduled for that evening. Any recommendations will be made and Planning Commission will then go over any at the next scheduled meeting on March 9, 2016.

Peggy stated if anyone has any questions while reviewing the proposed changes to the codes should email Mark Marong who will then forward it to the rest of the Board. When answered, everyone will then be copied on the response.

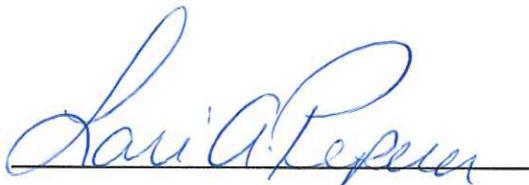
Mark Marong gave an update on the drones; the State Legislature and the House Bill come before the local State area sometime in June. They will try to define unmanned air craft and indicate certain registration restrictions on it and areas where you cannot fly. The FAA is undertaking a way of not having each flight registered and indicating no fly areas within certain feet of certain things. Anything the Village would try to do to regulate unmanned aircraft would be superseded by the Federal Law.

There being no further business to come before the Planning Commission, motion by Jerald Hoover 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 6:33 p.m.



Planning Commission



Clerk of Council-Lori A. Pepera