



Planning Commission Meeting
August 9, 2017
6:00 p.m. Meeting

PRESENT: Mayor Cegelka, Gregg Bowen, Anthony DeCarlo, Tim Hauptert, Eric Johnson

OTHERS PRESENT: Engineer Mike Henry, CBO Bob Rodic, Law Director Mark Marong

Motion by Eric Johnson seconded by Anthony DeCarlo to approve the minutes of the July 12, 2017 Planning Commission Meeting.

**Yeas—Bowen, Cegelka, DeCarlo, Johnson
Abstain-Hauptert
4 yeas – 0 nays**

Motion carried

OLD BUSINESS:

NONE:

NEW BUSINESS:

REQUEST FOR A SITE APPROVAL OF A PATIO DECK AT 7305 RICHMOND ROAD:

Bob Rodic reported the property owner, Ciara Simon, of 7305 Richmond Road presented plans for a site approval for a raised patio deck to the rear of her home. The property is zoned Country Home District and the requested use is permissible. The deck was originally depicted on the landscape plan submitted with the construction of the home, since then the dimensions of the deck changed requiring a new site plan be submitted. The site plan does conform to the Zoning Code.

Motion by Eric Johnson seconded by Anthony DeCarlo for site approval of a patio deck at 7305 Richmond Road.

**Yeas—Bowen, Cegelka, DeCarlo, Hauptert, Johnson
Nays—None
5 yeas – 0 nays**

REQUEST FOR APPROVAL OF A LANDSCAPE DESIGN PLANS FOR 31100 DIAMOND PARKWAY AND 31050 DIAMOND PARKWAY BY BROAD OAK LTD & WESTON GLENWILLOW LTD:

Bob Rodic reported; Broad Oak LTD & Weston Glenwillow LTD, represented by Geis Construction, is requesting landscape approvals related to the construction of new facilities at 31100 and 31050 Diamond Parkway. The properties are zoned General Industrial District and the proposed use has been previously approved by the Planning Commission. The applications include site plans, grading plans and landscape plans. Both plans contain a plant list with the names, size, quantity and location. The Village Landscape

Architect reviewed both plans and found both to be suitable for approval. Trevor Extine was in attendance and stated; he worked with Katherine Holmok to come up with a plan to screen the dock doors and any parking.

Motion by Eric Johnson seconded by Anthony DeCarlo for a landscape design approval requested by Broad Oak LTD & Weston Glenwillow LTD for 31100 Diamond Parkway.

**Yeas—Bowen, Cegelka, DeCarlo, Hauptert, Johnson
5 yeas – 0 nays**

Motion by Eric Johnson seconded by Anthony DeCarlo for a landscape design approval requested by Broad Oak LTD & Weston Glenwillow LTD for 31050 Diamond Parkway.

**Yeas—Bowen, Cegelka, DeCarlo, Hauptert, Johnson
5 yeas – 0 nays**

COUNCIL REFERRAL OF ORDINANCE NO. 2017-8-32, ENACTING CHAPTER 1166 “PROHIBITING USES APPLYING TO ALL DISTRICTS” UNDER PART ELEVEN-PLANNING AND ZONING CODE, TITLE THREE-ZONING DISTRICT REGULATIONS TO PROHIBIT MEDICAL MARIJUANA ACTIVITIES IN ALL DISTRICTS:

Law Director Mark Marong reported; the General Assembly passed legislation authorizing the cultivation, dispensing and processing of medical marijuana. There are only a limited number of permits to use. Council wisely enacted a moratorium, allowing certain time for laws to be drafted for regulations. The State has decided to deviate from Federal law by allowing to grow, process and cultivate marijuana. The Village Building and Housing Committee reviewed the process and requested the Law Department draft a new chapter for the Building and Zoning Code, a “Prohibited Uses” chapter prohibiting the cultivation, dispensing and processing of marijuana. Mark Marong recommended if the Board pass, to pass with the recommendation of adoption to Council. There will then be a public hearing at the September 6th Council meeting. The new chapter can then be enacted into the Village Code. Tim Hauptert questioned what the actual concern is since the Village does not have a lot of open land to grow, or if someone would need to grow inside a building. Mark Marong stated; marijuana needs to be grown inside, processing plants are indoors and dispensaries could be opened in Town Center. Enacting this new chapter would prohibit anyone from getting a zoning permit to grow, cultivate or dispense marijuana. Mark Marong reiterated to the Board that chapter 1121 in the Code is the process which zoning amendments may be made. Planning Commission can start the process of making any changes to the Zoning Code.

Motion by Eric Johnson seconded by Tim Hauptert to refer Ordinance No. 2017-8-32 enacting chapter 1166 “prohibiting uses applying to all districts” under part eleven-Planning and Zoning Code, title three-zoning district regulations to prohibit medical marijuana activities in all districts back to Council.

**Yeas—Bowen, Cegelka, DeCarlo, Hauptert, Johnson
Nays—None
5 yeas – 0 nays**

Landscape Architect Katherine Holmok joined the meeting. Katherine stated; she worked with Trevor Extine from Geis and together they came up with a very good plan to provide buffering of the buildings from the street view and provide full season coloring so during all seasons there is something to see. There will be evergreens, flowering trees and landscaped islands to provide some depth and foreshadowing from the road.

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

The meeting was adjourned at 6:26p.m.



Planning Commission



Planning Commission Secretary-Lori A. Pepera