



Planning Commission Meeting
November 15, 2017
6:00 p.m. Meeting

Gregg Bowen called the meeting to order at 6:00 p.m. He welcomed Vice Mayor Don Banas and alternate Planning Commission member Kel Billings. Vice mayor Banas attended the meeting on behalf of Mayor Cegelka. Kel Billings was appointed as an alternate member to the Planning Commission by Mayor Cegelka.

PRESENT: Vice Mayor Don Banas, Gregg Bowen, Anthony DeCarlo, Tim Hauptert, Kel Billings

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

Motion by Anthony DeCarlo seconded by Tim Hauptert to approve the minutes of the October 11, 2017 Planning Commission Meeting.

Yeas—Bowen, DeCarlo, Hauptert
Abstain-Banas, Billings
3 yeas – 0 nays
Motion carried

OLD BUSINESS:

NONE:

NEW BUSINESS:

REQUEST FOR SITE APPROVAL OF AN OUTDOOR STORAGE SHED LOCATED AT 27200 TINKERS VALLEY DRIVE:

CBO Bob Rodic commented; property owner Byron Hopkins is requesting a design approval of a 10' x 12' outside accessory storage structure in the rear of the property. The property is located in the Country Home District and the use is permissible. The structure will be 120 square feet and 8'10" in height. It will be of wood frame construction with wood siding painted to match the main structure. There is a letter from the HOA approving the structure. The structure plan conforms to the Zoning Code. The design of the shed was approved earlier this evening at the ARB meeting

Motion by Anthony DeCarlo seconded by Tim Hauptert for site approval of an outdoor storage shed located at 27200 Tinkers Valley Drive.

Yeas—Bowen, DeCarlo, Hauptert, Billings
Abstain-Banas
Nays—None
4 yeas – 0 nays

REQUEST FOR SITE APPROVAL OF A SPLIT RAIL FENCE LOCATED AT 27750 PERGL ROAD:

Bob Rodic reported; property owner Crystal Cryst is requesting site approval of a 48" high split rail fence consisting of three horizontal rails. The fence will be located in the rear of the yard. A black chain-link mesh fencing material will be secured to the inside of the fence. The application defines the area of enclosure to be a garden. The property is zoned County Home District and the requested use is permissible. There is no HOA and the plan complies with the Zoning Code. The enclosed area of the fence is 1,200 square feet. The design of the split rail fence was approved earlier this evening at the ARB meeting.

Motion by Tim Hauptert seconded by Anthony DeCarlo for a design approval of a split rail fence located at 27750 Pergl Road.

**Yeas—Banas, Bowen, DeCarlo, Hauptert, Billings
Nays—None
5 yeas – 0 nays**

REQUEST FOR SITE APPROVAL OF TWO FREE STANDING SIGNS TO BE LOCATED AT 28875 PETTIBONE ROAD AND 28900 PETTIBONE ROAD:

Bob Rodic reported; the Village of Glenwillow is requesting design approval of a free standing sign to identify the Tinker's Creek Trailhead parking site located at 28875 Pettibone Road, zoned Country Home District and the Tinker's Creek Trail South entrance located at 28900 Pettibone Road, zoned General Industrial District. The trailhead parking sign will be 13 ½ square feet in area and stand 5' in height. The trail south sign will be 11 square feet in area and stand 5' in height. Both signs will be mounted on a two 4" x 4" wooden posts. They will match the design of the Village Hall sign located near the Pettibone Road entrance to the Village Hall. Both signs conform to the Zoning Code. Design approval for both signs was approved at the ARB meeting earlier this evening.

Motion by Tim Hauptert seconded by Anthony DeCarlo for site approval of two free standing signs to be located at 28875 and 28900 Pettibone Road.

**Yeas—Banas, Bowen, DeCarlo, Hauptert, Billings
Nays—None
5 yeas – 0 nays**

MISCELLANEOUS BUSINESS:

REQUEST TO AMEND LANDSCAPING PLAN AT INTERDESIGN LOCATED AT 30320 EMERALD VALLEY PARKWAY:

CBO Bob Rodic reported; InterDesign has requested a change in the landscape plan to allow for "no-mow" grass seed to replace the mix of perennial rye that was shown on the approved plan. This had to do

with the slope of the land. Landscape Architect Katherine Holmok expressed her concerns and approves with the following stipulations;

1. The owner shall consistently mow lawn at least 10-feet from the edge of pavement.
2. The owner shall spray and maintain the no mow seeded area so that no patch greater than 3-feet is filled by weeds (seeds not specified in mixture). If after the first year of growth the owner has not kept the area in a weed free condition, the owner at his own expense shall re-seed the area in mown lawn and shall consistently mow the lawn.

Bob Rodic recommended inspection of the area for two years after installation to be sure seeding has taken root.

Motion by Tim Haupert seconded by Anthony DeCarlo to amend the landscape plan at 30320 Emerald Valley Parkway with the following conditions;

1. The owner shall consistently mow lawn at least 10-feet from the edge of pavement.
2. The owner shall spray and maintain the no mow seeded area so that no patch greater than 3-feet is filled by weeds (seeds not specified in mixture). If after the first year of growth the owner has not kept the area in a weed free condition, the owner at his own expense shall re-seed the area in mown lawn and shall consistently mow the lawn.
3. Provide inspection of the landscape and seeded areas for a period of 2 years after installation.

Yeas—Banas, Bowen, DeCarlo, Haupert, Billings

Nays—None

5 yeas – 0 nays

BOND STREET OUTSIDE STORAGE UPDATE;

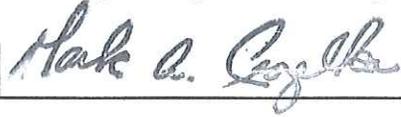
CBO Bob Rodic reported; there was 1 outstanding issue not compliant for Bob Cultrona Landscaping. Near the north entrance there were some pine trees installed. Bob Cultrona Landscaping is now in compliance. Everyone on Bond Street is in compliance with their outside storage.

Councilman Adie questioned; with Tinkers Creek Trail South running in back of where the businesses are on Bond Street, some of the fencing is visible. He questioned what the standard is to make sure the fencing is in proper condition. Bob Rodic replied; the Village does have a Maintenance Code and will follow up on the condition of all fencing along the trail to be sure it is maintained and up to code.

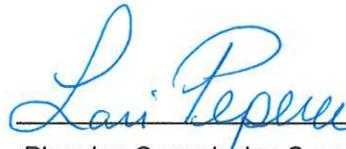
Tim Haupert commented; being a trustee of the Pinecrest HOA he has had some residents on Maplewood question if some of the businesses on Bond Street can possibly add some pine trees to buffer the homeowners from looking at the outside storage. Bob Rodic replied; the Village can possibly do an assessment of each property. The problem remains the Industry area was present prior to the residential subdivision being built. Mark Marong stated agreed with Bob Rodic's comments.

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

The meeting was adjourned at 6:27p.m.



Planning Commission



Planning Commission Secretary-Lori A. Pepera