

MINUTES OF THE PLANNING COMMISSION
MEETING HELD ON OCTOBER 10, 2016

The meeting was called to order by Chairman Nathan Rau at 7:30 PM

Roll call was taken: **Present: Gardner, Hicks, Lutz, Rau, Vogt**

Jim Nagle advised Mechelle Childers was unable to attend the meeting and therefore would need someone to take minutes. Lutz nominated Vogt and she accepted.

Chairman Rau asked if there were any additions or corrections to the minutes of the September 12, 2016 meeting. Rau recommended last months minutes be updated to clarify how the twelve (12) inch freeboard for **Z-16-06-01** Country Club Hills Phase II (Parcel No. 08-17-100-001-000) was determined.

The Planning Commission deemed the one (1) foot freeboard appropriate based on Chris Wilson's 9.5.16 e-mail to Jim Nagel in which the IDOT 2011 Drainage Manual (July 2011) page 12-4 was referenced. It indicates "The purpose of emergency overflow. The invert of the spillway at the outfall should be at an elevation 1 to 2 ft above the maximum design storage elevation. It is preferable to have a minimum freeboard of 2 ft. However, for very small impoundments (less than 2 acre surface acres) either a minimum of 1 ft of freeboard may be acceptable or a minimum overflow based on the 500 year storm water elevation shall be provided."

A motion was made by Gardner to approve the minutes of the September 12, 2016 meeting as amended by Rau and seconded by Lutz. Motion carried.

The Chairman asked if there were any citizens to address the Planning Commission. There were none.

The Chairman also asked if there were any corrections or deletions to the agenda. There were none.

OLD BUSINESS:

The Chairman asked if there was any old business. There was none.

NEW BUSINESS:

The Chairman asked if there was any new business. There was none.

PETITIONS :

Z-16-10-01 Review and Comment on zoning variance for proposed home occupation permit from J. Andrew Glessner to operate an appointment only gun broker office from his home located at 628 Timberline Drive.

Andrew advised

There would be no signage

No guns available for on-site purchase, only done through internet and then shipped to his home.

Product would be picked up or delivered

Adjacent property owners were notified and those who have discussed the business with Andrew are receptive

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Motion was made by Hicks and seconded by Gardner to recommend a home occupation permit to J. Andrew Glessner. Members voted as follows: YES Gardner, Hicks, Vogt, Lutz and Rau

Z-16-09-01 Review and Comment on a Special Use Permit for Building Addition at Immanuel Lutheran Church located at 522 South Church Street

Representing Immanuel Lutheran Church was Michael Schneider, Quadrant Design Architects & Planners and Building Committee Members Larry Goessling and Allan Jacobs

The building addition is to assist those with mobility challenges presently to reach the chair lift they must be dropped off at the street curb and travel a 25 feet uncovered pathway. Based on positioning of the church, alley and surrounding streets the proposed addition appears to be the most suitable based on the floor plan submitted. The rendering of the new addition also indicates the addition will be pleasant addition.

Adjacent property owners were notified of the proposed change.

Motion was made by Vogt and seconded by Gardner for Special Use Permit and Area Bulk Variance to Immanuel Lutheran Church . Members voted as follows: YES Gardner, Hicks, Vogt, Lutz and Rau

Motion to adjourn the meeting at 9:00 PM was made by Lutz and seconded by Hicks. Motion carried.

Minutes respectfully submitted by Carol Vogt.