

**Village of Prairie Grove
Planning & Zoning Commission
Public Hearing Meeting Minutes
November 30, 2010**

1. Call to Order: Chairman Bob Gray called this Public Hearing to order at 7:00 PM.

2. Roll Call: Commissioners Paul Ciezak, Robin Pendergrast, Bob Moravec, Steve Kulovsek, Bob Saley and Chairman Bob Gray all present.
Commissioner Chris Kremer absent.
Attorney McArdle, Administrator Smith, and Building Inspector Knudsen present.

3. Public Comment:
No comments at this time.

4. Consent Agenda: Motion by Bob Moravec, 2nd by Robin Pendergrast to Approve the Planning & Zoning Hearing Meeting Minutes of May 25, 2010. **All Ayes, Motion carried.**

5. New Business:
Motion Adopting a Recommendation Regarding Pace Ad Shelters to Village Board:
Discussion:

Administrator Smith gave a brief description of the proposal to provide Ad Shelters along Route 31. The primary reason is safety, and the Village stands to receive approximately \$1500 per year by allowing the placement of these shelters.

Commissioner Pendergrast expressed concerns for safety along Route 31 due to the placement of the shelters, and their proximity to intersections such as Edgewood and Rt. 31.

A Pace representative, Mary Donner, was in the audience, and explained why Pace was requesting the shelters.

Chairman Gray questioned the timing of the shelters.

Representative Donner explained that there are currently no plans for construction in Prairie Grove and the agreement is ongoing.

Public Comment:
No one speaking against proposal.

Motion by Commissioner Ciezak, 2nd by Commissioner Saley to Recommend Preliminary Approval of the Pace Ad Shelters and send it to the Village Board for

consideration at their December 21, 2010 meeting, with the caveat that the Planning and Zoning Commission will have the authority to review future proposed locations.

All Commissioners voted aye, Motion carried.

Motion Adopting a Recommendation Regarding a Text Amendment Regarding Administrative Discretion for Temporary Uses and Events to Village Board:

Discussion:

Administrator Smith explained that this proposed text amendment was intended to allow staff the leeway to make decisions on temporary uses and events without making an applicant wait for a Village Board meeting, and to lessen the number of minor requests that currently appear on a Village Board agenda.

Chairman Gray asked if there was a time limit on these types of approvals, and Inspector Knudsen responded that the limit is typically 30 days.

Public Comment:

No one speaking against proposal.

Motion by Commissioner Pendergrast, 2nd by Commissioner Saley to Recommend Approval of the text amendment regarding Administrative Discretion to the Village Board for consideration at their December 21, 2010 meeting. All Commissioners Voted Aye, Motion Carried.

Motion Adopting a Recommendation Regarding the Re-zoning of, and Special Uses for the property located at 3103 Route 176 to Village Board:

Discussion:

The petitioner, Terry Trobiani, presented his proposal, which consists of re-zoning the property, which is currently zoned E-1, to B-Business, and requesting Special Uses for a car wash, and a drive-thru restaurant.

The site currently has an old farm house and accessory buildings which were most recently used as a contractor's office and storage facility. These structures would be demolished, and the land would be cleared to make room for the proposed development.

There would be three 1500 square foot retail spaces attached to the car wash building, one of which would sell pastries and coffee. Another possible tenant was a national chain ice cream store, and the drive-thru restaurant would be a beef stand.

Chairman Gray asked whether the zoning and proposed uses were in line with the Comprehensive Plan, and the Route 176 Corridor Plan. He mentioned a letter, supplied by Houseal & Lavigne, which indicated that even though the uses were not indicated in the Plan, they are in fact compatible uses for the Corridor and surrounding properties.

Commissioner Saley asked whether there were any sign variances being requested, and it was determined that there were none at this time.

Administrator Smith clarified that any changes to the site plan would result in the need to come back before the Commission and Village Board. She also clarified that there could be no liquor or tobacco sales on this property due to its proximity to the school.

Public Comment:

Speaking first against proposal, was Rich Rose of 4619 Valley View, who was concerned about the noise, light, and activities that could result from this type of development, if placed too close to a residential area. He also questioned whether the operating hours would be regulated

Next was Lisa Behm of 4091 Barreville Road, who had concerns regarding septic and storm water management.

Finally, Ed Radwanski expressed concerns about the transition between the adjacent school property.

These concerns were addressed by the petitioner and staff.

Pat Drake of 3118 Route 176 spoke in favor of the plans presented.

Motion by Commissioner Pendergrast, 2nd by Commissioner Moravec to Recommend Approval of the Re-zoning of, and Special Uses for the property located at 3103 Route 176 (as presented with restricted uses as determined by the Village Board) to the Village Board for consideration at their December 21, 2010 meeting with the following conditions:

1. The site layout, building size and orientation shall be as depicted on the exhibits submitted and marked as Exhibits A & B.
2. The construction and operation of the Car Wash building shall be as depicted in the specifications submitted and marked as Exhibit C.
3. Noise levels generated by the car wash and the drive thru menu board shall be in strict compliance with the Performance Standards listed in Section 10 of the Zoning Ordinance.
4. All site lighting shall be installed in a manner that complies with the Lighting Standards listed in Section 5.9B of the Zoning Ordinance.
5. The parking lot shall be screened in a manner that complies with the Section 5.9B of the Zoning Ordinance.
6. The site shall be developed in a manner that complies with all applicable Federal, State, and County regulations. Including the provision that liquor and tobacco sales would be prohibited due to the proximity to the school property.
7. ARC approval will be needed for the new buildings, and other exterior features of the property, including signage.
8. The new buildings will be subject to a watershed development permit.
9. A demolition permit will be needed to raze the existing house on the property.
10. A tree removal permit will be needed prior to removal of any trees on the property.

All Commissioners Voted Aye, Motion Carried.

- 6. Adjournment: Motion to adjourn by Commissioner Moravec, 2nd by Commissioner Pendergrast to close this Public Hearing at 8:15 PM. All Ayes, Motion carried.**

**Respectfully Submitted by:
Phil Knudsen, Building Inspector**