

PLANNING BOARD
OCTOBER 28, 2008
7:00 PM

The regular meeting of the Planning Board was called to order by Chairman Doug Jenco on Tuesday, October 28, 2008 at 7:00 PM. Absent Stella Weisfus.

Also present: Aimee Ingalls, Ed Graham, Rodney Tonelli, Jerry Darven, Walt Strawn, Elaine Pochiro, also Court Reporter LeAnn Hibler

Pledge to the Flag was given.

PRESENTATION OF MINUTES

The minutes of September 23, 2008 were presented. A motion by Leonard Pulaski to approve minutes as presented. Motion was seconded by Wes Winkler. All voted in favor of motion. Motion carried.

PUBLIC HEARING

Elwood Town Center - Special Use Permit and Request for Sign Variances.

A motion was made by Floyd Garrett to open the Public Hearing. Motion was seconded by Leonard Pulaski. All voted in favor of motion. Motion carried.

The minutes of the Public Hearing were taken by Court Reporter LeAnn Hibler. Minutes of Public Hearing are attached.

A motion was made by Leonard Pulaski to close the Public Hearing. Motion was seconded by Floyd Garrett. All voted in favor of motion. Motion carried.

SPECIAL USE PERMIT

A motion was made by Wes Winkler to recommend approval of Special Use Permit for the Shoppes of Elwood for the construction and operation of a package liquor store, banquet facility and an animal hospital within the Village Center Subdivision. Motion was seconded by Floyd Garrett. A voice vote was called: Jim Bosonetta – yes, Floyd Garrett – yes, Greg Hickey – no, Leonard Pulaski – yes, Wes Winkler – no, Doug Jenco – yes. Motion carried.

REQEUST FOR VARIANCES – PERMANENT IDENTIFICATION SIGNS

Variance Request #1

Requesting two (2) permanent wall signs for each business or storefront. One sign in the front of the building facing Mississippi and one sign in the rear of the building facing Route 53.

A motion was made by Greg Hickey to recommend approval of variance for wall signs on both sides of the building facing Mississippi and Route 53. In consideration of the requirements of all applicable village ordinances and the annexation development agreements. No necessary conditions. Motion was seconded by Leonard Pulaski. A voice vote was called: Jim Bosonetta – yes, Floyd Garrett – yes, Greg Hickey – yes, Leonard Pulaski – yes, Wes Winkler – yes, Doug Jenco – yes. Motion carried.

REQUEST FOR VARIANCE

Variance Request #2

Requesting two (2) permanent building signs identifying the Project as the “Shoppes of Elwood”. One in the front of the building facing Mississippi and one in the rear of the building facing Route 53.

A motion was made by Greg Hickey to recommend approval of variance for two (2) permanent building signs on both sides of building. Motion was seconded by Leonard Pulaski. A voice vote was called: Jim Bosonetta – yes, Floyd Garrett – yes, Greg Hickey – yes, Leonard Pulaski – yes, Wes Winkler – yes, Doug Jenco – yes. Motion carried.

REQUEST FOR VARIANCES – REAL ESTATE SIGNS

Variance Request

Requesting two (2) free standing advertising signs to be constructed for a period of two years.

A motion was made by Wes Winkler to recommend approval of two (2) signs for a one year periods. Motion was seconded by Greg Hickey. A voice vote was called: Jim Bosonetta – no, Floyd Garrett – yes, Greg Hickey – yes, Leonard Pulaski – no, Wes Winkler – yes, Doug Jenco – yes. Motion carried.

Variance Request

Requesting sixty-four (64) sq. ft. of area per sign face.

A motion was made by Greg Hickey to recommend approval of sign for Route 53 – 64', Mississippi – 12'. Motion was seconded by Floyd Garrett. A voice vote was called: Jim Bosonetta – no, Floyd Garrett – yes, Greg Hickey – yes, Leonard Pulaski – no, Wes Winkler – no, Doug Jenco – yes. Motion not carried.

Variance Request

Requesting the height of the sign to be twelve (12) feet as measured from the ground to the top of the sign.

A motion was made by Wes Winkler to approve sign to be twelve (12) feet from ground for Route 53 and Mississippi. Motion was seconded by Jim Bosonetta. A voice vote was called: Jim Bosonetta – no, Floyd Garrett – no. Greg Hickey – no, Leonard Pulaski – no, Wes Winkler – no, Doug Jenco – no. Motion not carried.

FINAL PLAT FOR CIC EAST

Rodney Tonelli explained that Bissell will own the property. Easement for right of way for lines. Will own all the property,

in Unit 1. Village Engineer reviewed and has no issues.
Formality to put lines with plan. Can be approved.

Leonard Pulaski asked if the lot size will change.

Rodney Tonelli – no, cannot subdivide without going to Board.

Need to finalize with state for right of way. Chief Engineer will have to sign.

A motion by Wes Winkler to approve the final plat for CIC East, Unit 1. Motion seconded by Leonard Pulaski. A voice vote was called: Jim Bosonetta – yes, Floyd Garrett – yes, Greg Hickey – yes, Leonard Pulaski – yes, Wes Winkler – yes, Doug Jenco – yes. Motion carried.

OTHER BUSINESS

No other business

A motion by Leonard Pulaski to adjourn meeting. Seconded by Jim Bosonetta. All voted in favor of motion. Motion carried.

Pat Buchenau
Secretary