

Planning, Zoning, and Agriculture
Committee Meeting
March 28, 2007

Members Present

Mr. Stauffenberg, Mr. Tripp, Mr. Hess, Mr. Marcotte, Mr. Bertrand, Ms. Hertzberger, Mr. James, and Mr. Washington

Members Absent

Mr. Olthoff, Ms. McBride, Mr. Scholl, and Mr. Whitten

In Attendance

Mr. McLaren, Ms. Bernard, Delbert Skimerhorn, Erik Rayman, Leigh Marcotte, Rich Howell, Darrel Bruck, John Bevis, Marty Whalen, Keith Runyon, Mike Van Mill, Eric Sadler, Brenda Gorski, Don Pallissard, Jeff Bennett, Mike Watson, Jamie Boyd, Donna Shehane, and Andy Pristach

1. Call to Order

The meeting was called to order by the Vice-Chairman, Mr. Stauffenberg, at 9:00 a.m. Quorum Present.

2. Public Comment

Darrel Bruck spoke regarding the Solid Waste Delegation Agreement.

Keith Runyon spoke regarding the Solid Waste Delegation Agreement.

Leigh Marcotte spoke regarding the Solid Waste Delegation Agreement.

3. Approval of Minutes

A motion to approve the minutes of January 10, 2007, January 23, 2007, February 6, 2007, and February 27, 2007 was made by Mr. Tripp and seconded by Mr. Marcotte. Motion carried.

4. Zoning

• ZBA Case #07-01

Mr. Skimerhorn stated that this is a request for two sign variances for the Limestone Township Library. The Library would like to construct a sign that is 32 square feet and have it illuminated. The Zoning Ordinance in this district does not allow for an illuminated sign and limits the sign to 8 square feet. The Zoning Board voted 7 to 0 for approval and no objectors were present.

A motion to approve the variances was made by Mr. Bertrand and seconded by Mr. Washington. Motion carried.

• ZBA Case #07-03

Mr. Skimerhorn stated that this is a request to rezone a 5.94 acre parcel from A-1 Agriculture District to A-2 Agriculture Estate District. The parcel is located in Section 25 of Yellowhead Township. The parcel has 715 feet of frontage. The purpose of the rezoning is to build one single family home. The Zoning Board voted 7-0 for approval and no objectors were present.

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A motion to approve the rezoning was made by Mr. Hess and seconded by Mr. Tripp. Motion carried.

• **ZBA Case #07-04**

Mr. Skimerhorn stated this is a request for two variances on lots 10 and 11 located along River Road. There is a home on both of the lots and the petitioners would like to raise a home on lot 11 out of the flood plane and move it farther north on the lot. To do this the petitioners need to obtain land from lot 10, thus the reasons for the variances. The current status of the property is legal nonconforming. The Zoning Board voted 7-0 to approve and no objectors were present.

A motion to approve was made by Mr. Bertrand and seconded by Mr. Marcotte. Mr. James voted nay. Motion carried.

• **ZBA Case #07-06**

Mr. Skimerhorn stated this is a request for rezoning from A-1 Agriculture District to A-2 Agriculture Estate District on a five acre parcel in Section 8 of Salina Township. The purpose of the rezoning is to build one single family home on the parcel. The parcel does contain NRCS Wet Lands. The Zoning Board voted 7-0 for approval and no objectors were present.

A motion to approve the rezoning was made by Mr. Bertrand and seconded by Mr. McLaren. Motion carried. Ms. Hertzberger opposed.

• **Kankakee County Zoning Map Update**

Mr. Stauffenberg stated that last year's changes are reflected on the new map as well as the addition of two new municipalities.

A motion to approve the Zoning Map Update was made by Mr. Washington and seconded by Mr. Marcotte. Motion carried.

5. Solid Waste & Environmental

• **Solid Waste Management Plan**

Mr. Van Mill stated that about two months ago all the County Board Members received a copy of the Updated Solid Waste Management Plan.

Ms. Shehane stated that the Solid Waste Plan is prepared pursuant to the Solid Waste and Planning Act, which was passed in 1989. The original plan the County adopted was in 1993 and readopted in 1995 after the IEPA had some comments. A five year update, using the short form, was submitted in 2000 which had no changes. This is basically the 10 year update. It was decided that the data that was being used was obsolete. There was a public forum held in February of 2006 at which time written public comments were taken. The plan at that time passed to the Regional Planning Commission. It then went on the PZA; the PZA at that time wanted the Regional Planning Commission to take a second look at the plan. The

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Regional Planning Commission did that and made some changes. The Regional Planning Commission then passed it back to the PZA in January of 2007.

Mr. Hess stated in light of some of the public comments from earlier this morning and since a couple of the County Board Members are not here today he would like to table this matter until the next meeting or a special PZA Committee Meeting.

A motion to table the matter and have a special PZA Committee Meeting was made by Mr. Hess and seconded by Mr. James. Motion carried.

6. Subdivision

• Highview Subdivision Phase I- Final Plat

Mr. Skimerhorn stated that this is in regards to 13 lots in a 37 lot subdivision located in the southwest quarter of section 13 of Ganeer Township. The Developer has given the County a letter of credit for \$150,000.00 which is good until December 22, 2008. The Planning Department would like to include a condition with the final plat that no building permits are issued until the road base is in. Tyson Engineering has reviewed the plans of this subdivision.

A motion to approve the final plat with a condition was made by Mr. McLaren and seconded by Mr. Washington. Motion carried.

7. Other

• County-Wide Historic Plan Preservation Program

Mr. Rayman stated that one of the things the Community Development Subcommittee of the Regional Planning Commission agreed to do is pursue a County-Wide Historic Plan Preservation Program. The Regional Planning Commission last night approved the findings and recommendations report. The main purpose of this program is as development occurs in the County we want to preserve the historic heritage that the County does have, also it is a great Economic Development tool.

A motion to send this to the County Board for approval was made by Mr. Washington and seconded by Mr. Marcotte. Motion carried.

• Joint Research Management Plan

Mr. Stauffenberg stated that this item will be taken care of at the next meeting.

• Web Newsletter

Mr. Van Mill stated that the Planning Department has launched a new website. Erik Rayman has put the new website together.

Mr. Rayman sent out the first electronic newsletter on Monday. He is hoping to send out a new newsletter once a month. For those who did not receive the newsletter he needs them to fill out a form.

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- **Community Foundation Presentation**

Mr. Norm Strasma, Mr. Jeff Bennett, and Mr. Marty Whalen gave a brief overview of the Community Foundation of Kankakee River Valley.

A motion to have a resolution drafted supporting this plan was made by Mr. Washington and seconded by Mr. Marcotte. Motion carried.

- **Erosion & Sediment Control Agreement Update- Rich Howell**

Mr. Rich Howell gave a brief update on the Erosion and Sediment Control Agreement. To date 20 permits have been issued. As the building season starts to pick up those numbers will increase.

Mr. Howell also updated the committee on River Bend part 2.

- **Reminder of Main Street Program on March 30, 2007 at 9 a.m.- 4th Floor County Administration Building**

8. Old/New Business

Mr. McLaren stated that at the Executive Committee Meeting last week he failed to mention that the Mayor of Momence and the Mayor of Bradley along with Chairman Kruse will be serving on the Delegation Agreement Subcommittee. Those two Mayors will serve on that Subcommittee since they have transfer stations in their districts.

Ms. Hertzberger stated that at the last PZA Meeting she asked to have an item placed on today's agenda. She would like to have someone look into the number of fatalities that happen in the western end of the County.

9. Executive Session

There was no executive session needed at today's meeting.

10. Adjournment

A motion to adjourn was made by Mr. James and seconded by Mr. Tripp at 10:30 a.m. Motion carried.

James Stauffenberg, Vice Chairman

Stephanie Jackson
Executive Coordinator

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