

Members Present

Mr. Olthoff, Mr. Bertrand, Mr. Martin, Mr. Washington, Mr. Scholl, Mr. James, Ms. Hertzberger and Mr. Tripp

Members Absent

Mr. Stauffenberg

In Attendance

Mrs. Lee, Mr. Whitten, Roger Hess, Greg Deck, Keith Runyon, Rich Howell, Brian Billingsley, Donna Shehane, John Bevis and Mike Van Mill

1. Call to Order

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

2. Public Comment

Mr. Runyon spoke regarding various companies that could update the Solid Waste Plan.

3. Approval of Minutes

A motion was made by Mr. James and seconded by Mr. Washington to approve the minutes of the November 3, 2004 meeting. Motion carried.

4. Building

- Update of Building Code
Mr. Van Mill handed out a letter from B&F Technical Code Services, Inc. to the committee members.

Mr. Van Mill stated that our current Building Code is the 1996 BOCA. Mr. Van Mill stated that the County should go forward with changing the code.

B & F Technical Code Services, Inc. will provide the following:

1. A review of the current code;
2. Three code development meetings;
3. Final draft of the updated code on paper and a computer diskette (in Microsoft Word format);
4. Presentation at a Village Board Meeting

The fee for this code study is Two Thousand Dollars (\$2,000.00).

A motion to approve was made by Mrs. Lee and seconded by Mr. Tripp. Motion carried by a roll call vote of 9 ayes and 0 nays.

5. Zoning

- ZBA Case #04-14
This is a request for a Rezoning from I2-General Industrial District to R1-Single-Family Residence District, on a parcel generally situated in Section 27 of Bourbonnais Township. The petitioners are Jay and Vickie Snapp, property owners and applicants.

A motion to approve the rezoning was made by Ms. Hertzberger seconded by Mr. Washington. Motion carried by a voice vote. Mr. James opposed.

- ZBA Case #04-15
This is a request for a Variance to Section 6.05(Lot Width) of the Kankakee County Zoning Ordinance, on a parcel generally situated in Section 23 of Essex Township. The petitioners are Gary C. and Barbara J. Richardson, property owners and applicants.

A motion to concur with the Zoning Board of Appeals (Zoning Board of Appeals finds that the proposed variance request meets all the standards for approval as found in Section 17.03.G5 of the *Kankakee County Zoning Ordinance*) was made by Mr. Washington and seconded by Mr. Bertrand. Motion carried by a roll call vote of 5 ayes and 4 nays (Mr. Olthoff, Mr. Tripp, Ms. Hertzberger and Mr. James voted nay).

6. Solid Waste & Environmental

- Approval of Contract with Patrick Engineering for Solid Waste Plan Update
Mr. Van Mill stated that by August of 2005 the County is required to have a five year update of the Solid Waste Plan. Since Ms. Shehane has been with the County, the Planning Department has proceeded with efforts to bring in a consultant to review the current Solid Waste situation and to help the County move forward with a plan for Solid Waste in the future.

Ms. Shehane handed out a copy of the proposed contract to the committee and went over various points with the committee regarding the contract.

Mr. Martin would like some time to look through this contract. Mr. Van Mill stated that we will bring this back to the committee in two weeks.

7. Planning

None

8. Other

None

9. Old/New Business

Mr. Martin stated, "I think that it is time that we move on impact fees. We have been dragging our feet and we haven't been doing anything. The only way that I would like to see this done is by approval of all the underlying districts within the County. I have talked to Mayor Latham in Bourbonnais and his concern is that if they put impact fees that they are going to be out of touch with the rest of the County. I have talked to the people in Bradley; they were totally against impact fees. I think we need to move now. I would like to make a motion that we have our Planning and Zoning Department immediately come up with the information, give them 30 days so that we can start making some kind of recommendation so that after the first of the year we can communicate with all the underlying townships, villages and school districts to get this moving."

Mr. Olthoff stated that the committee cannot act on something that hasn't been placed on the agenda but this item can be placed on the agenda for the December meeting.

Planning-Zoning-Agriculture
Committee Meeting
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10. Adjournment

A motion was made by Mr. Tripp and seconded by Mr. Bertrand to adjourn the meeting at 9:58 a.m. Motion carried.

William Olthoff, Vice-Chairman

Stephanie Gresham
Executive Coordinator