

MT. ZION PLANNING COMMISSION AND ZONING BOARD OF APPEALS
MEETING MINUTES

November 1, 2016

Chairman Mandoline called the meeting of the Mt. Zion Planning Commission & Zoning Board of Appeals to order at 5:30 p.m. in the Village Hall Board Room. The following Commissioners were present for roll call: Brian Zuber, Jeff Althoff, Thomas Davey, and Doug Antonelli. Also present were Village Administrator, Julie Miller, Village Attorney, Ed Flynn, Mayor, Mark Wells, Director of Public Works, Chad Reynolds, and Village Clerk, Dawn Reynolds. Greg Woodrum was absent.

Minutes: The minutes of the June 7, 2016 meeting were approved as presented on a motion by Commissioner Althoff, seconded by Commissioner Zuber. A voice vote was unanimous, motion carried.

Public Forum: Seven (7) people were present and did not wish to speak at this time.

Public Hearing Variance – Thomas Lennox – Lot 2, Crystal Lake Addition, more commonly known as 690 Elm Street: A motion was made by Commissioner Althoff to open the Public Hearing for a Variance – Thomas Lennox – Lot 2, Crystal Lake Addition, more commonly known as 690 Elm Street, seconded by Commissioner Zuber. A roll call vote was taken: Zuber-yea, Althoff-yea, Davey-yea, and Antonelli-yea. Motion carried 4-yea, 0-nay, 1-absent.

Administrator Miller presented a Variance request to construct an accessory building that is not subordinate to a principle building as required by Section 150.178 of the Code of Ordinances. A building permit to construct a single family home on the lot was taken out in July 2014. Since that time, the home has not been completed and the building permit has expired which has resulted in an Ordinance Violation. Mr. Lennox has 3 options: apply for a building permit and finish the home, fill in or remove the basement structure that has been constructed and properly cover, or request a variance to convert the basement in to a garage/storage shed.

A public notice was published in the Mt. Zion Region News and adjacent property owners have been notified of the request. Two objections have been received. Village Attorney, Ed Flynn was present for questions.

Thomas Lennox was sworn in by Administrator Miller. Mr. Lennox stated he does not want to cause any problems and will do whatever the Board will allow.

Walt Coleman was sworn in by Administrator Miller. Mr. Coleman requested the Variance be denied as then anyone can purchase a lot and only build an accessory building.

Attorney Flynn reported an out building without a residential structure on a lot is not allowed by the International Building Code, nor would a storage shed be allowed to have a basement. Mr. Lennox voluntarily withdrew the Variance Petition to construct an accessory building that is not subordinate to a principle building. Attorney Flynn will take care of Mr. Lennox's 11/2/16 court date. Mr. Lennox was in agreement to fill in the basement to the satisfaction of Village staff by December 31, 2016 and will report to the Village Administrator or Village Clerk.

A motion was made by Commissioner Zuber to close the Public Hearing for a Variance – Thomas Lennox – Lot 2, Crystal Lake Addition, more commonly known as 690 Elm Street, seconded by Commissioner Althoff. A roll call vote was taken: Zuber-yea, Althoff-yea, Davey-yea, and Antonelli-yea. Motion carried 4-yea, 0-nay, 1-absent.

A motion was made by Commissioner Althoff to recommend to the Village Board of Trustees denial of a variance to construct an accessory building on Lot 2 of the Crystal Lakes Subdivision that is not subordinate to a principle building as required by the Code of Ordinances, seconded by Commissioner Davey. A roll call vote was taken: Zuber-yea, Althoff-yea, Davey-yea, and Antonelli-yea. Motion carried 4-yea, 0-nay, 1-absent.

Public Hearing Rezoning – David Wiley and Paula Moody – Lot 1, Mt. Zion Heights Subdivision, more commonly known as 104 North Drive: A motion was made by Commissioner Althoff to open the Public Hearing for a Rezoning – David Wiley and Paula Moody – Lot 1, Mt. Zion Heights Subdivision, more commonly known as 104 North Drive, seconded by Commissioner Zuber. A roll call vote was taken: Zuber-yea, Althoff-yea, Davey-yea, and Antonelli-yea. Motion carried 4-yea, 0-nay, 1-absent.

Administrator Miller presented a Rezoning request from VO-2 Office to VB-3 Highway Commercial to allow the sale of handmade crafts, home décor primitives, and vintage gifts at 104 North Drive. The zoning request will align with the Village's long range plan for desired zoning along State Highway 121. If the desire exists for a new address, E911 can be contacted at a later date.

A public notice was published in the Mt. Zion Region News and adjacent property owners have been notified of the request. No objections have been received. Village Attorney, Ed Flynn was present for questions.

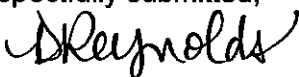
Paula Moody is excited to be a part of the Mt. Zion community.

A motion was made by Commissioner Althoff to close the Public Hearing for a Rezoning – David Wiley and Paula Moody – Lot 1, Mt. Zion Heights Subdivision, more commonly known as 104 North Drive, seconded by Commissioner Zuber. A roll call vote was taken: Zuber-yea, Althoff-yea, Davey-yea, and Antonelli-yea. Motion carried 4-yea, 0-nay, 1-absent.

A motion was made by Commissioner Davey to recommend to the Village Board of Trustees the Rezoning of 104 North Drive from VO-2 to VB-3 as presented, seconded by Commissioner Althoff. A roll call vote was taken: Zuber-yea, Althoff-yea, Davey-yea, and Antonelli-yea. Motion carried 4-yea, 0-nay, 1-absent.

Adjournment: A motion was made by Commissioner Zuber to adjourn the November 1, 2016 Mt. Zion Planning Commission and Zoning Board of Appeals meeting, seconded by Commissioner Davey. A voice vote was unanimous, motion carried. The meeting was adjourned at 6:06 p.m.

Respectfully submitted,



Dawn Reynolds
Village Clerk