

## **Planning/Development Committee Minutes**

### **August 1, 2012**

The meeting was called to order at 5:30 p.m. by Chairperson Ann DeSmith in Room 103J of the Henry County Courthouse with members Dennis Sullivan and Rick Livesay present. Zoning/Building Department Manager Kyle Stromquist was also present; member Jon Zahm arrived at 5:42 p.m.

1. Public Comment: Chad Broderson said he has concerns for the rural small business application for Stephen Morgan. Mr. Broderson also mentioned he had concerns that Mr. Morgan does not mow the rear portion of his 5 acre lot. He stated if Mr. Morgan does not maintain his entire yard that he is concerned he may not run his business in the same manner. Mr. Broderson also stated his concerns of motorcycles or parts being left out on the property.
2. A motion was made by Jon Zahm to approve the June 25, 2012 minutes as printed, Rick Livesay seconded. Motion carried.
3. County Board Zoning Agenda: Committee reviewed 12-10 Special Use Permit for rural small business for Stephen Morgan for antique motorcycle restoration and repair. Ann DeSmith stated a rural small business is intended to allow a business use on the property without a change in the character of the neighborhood. Ms. DeSmith also stated the minutes of the Zoning Board of Appeals reflect the statement by Mr. Morgan that all motorcycles and parts will be stored in the buildings. Committee members discussed the need for the business to operate in a neat and orderly fashion and the special use permit may be reviewed and possibly revoked if there are complaints and problems with running of the business. Mr. Morgan was unable to attend the meeting but submitted a letter and photographs to the committee. Mr. Morgan's letter stated the ½ acre area of concern bordering the Broderson property has been mowed, he will not store motorcycles or parts outside on the property, no road signs will be erected and will run our business as with the same integrity that we have as a hobby for the past 30 years. This consists of little to no traffic and certainly no complaints of loud noise.

Rick Livesay made a motion to recommend approval of the 12-10 SU permit provided the applicant is made aware the expectation is for the property to be maintained in a manner consistent with the pictures he submitted to the Planning Development Committee dated July 27, 2012; seconded by Jon Zahm. Motion carried.

Committee members discussed the location of 12-12 MA for Dave DeSmith which would rezone 10 acres of the 152.81 acre tract to B-1 Business for a proposed sales display lot for refurbished equipment for Erik Jones of I-80 Equipment LLC. Committee discussed the location is near other business uses in the area in the City of Colona and there was no response from the City of Colona, Colona Township officials or adjacent neighbors. Rick Livesay made a motion to

- recommend approval of the proposed map amendment from AG-1 Agriculture to B-1 Business. Dennis Sullivan seconded. Motion carried.
4. Invenery Review: Kyle Stromquist stated 35 of the 50 turbines are erected in Bishop Hill II LLC and the Operations and Maintenance Building in Bishop Hill I LLC is nearly complete.
  5. FY2013 Budget Review – Committee reviewed the changes and requests to FY2013 Department 4010 and Department 8510 budgets as printed. Dennis Sullivan made a motion to approve the FY2013 Budget as printed; Rick Livesay seconded. Motion carried.
  6. Monthly Income Summary and Expenses were reviewed for the Zoning/Building Department and Solid Waste Management.
  7. Atkinson Landfill Employee Agreement: Kyle Stromquist stated the Henry County State's Attorney is working on the Atkinson Landfill Employee Landfill Agreement with the Village of Atkinson and will update the committee on its progress.
  8. Miscellaneous: Cliff Sack has resigned from Planning Committee due to he and his family moving from the area.

Meeting adjourned at 7:02 p.m. The next meeting will be at 5:30 p.m. on Wednesday, September 5, 2012 in Room 103J of the Henry County Courthouse.

Respectfully,

Kyle Stromquist  
Zoning/Building Manager