

Planning/Development Committee Minutes

October 3, 2011

The meeting was called to order at 5:30 pm. by Chairperson Ann DeSmith in Room 103J of the Henry County Courthouse with members Dennis Sullivan and Rick Livesay present. Jon Zahm arrived at 5:35 pm. Zoning/Building Department Manager Kyle Stromquist and Deputy County Administrator Naomi Stahl were also present.

Agenda

1. Public Comment: Chairperson Ann DeSmith read the rules for public comment.

11-13 SU G. Duke. Public response was heard. Karen Russell, President of the Henry County Humane Society stated one dog can be just as noisy as ten dogs. She feels Gabriele Duke's special use permit should be issued so the dogs won't have to find new homes or be taken in by the human society or animal control.

Tom Haertjens is concerned the number of dogs will affect the value of the surrounding homes.

Joanne Boggs received information from the Zoning Department. She would like to have a resolution that could be worked out with both parties.

Barb Haertjens felt that one neighbor across the street and a few houses down cannot give an accurate assessment of the dogs barking level of noise.

11-11 MA Jones Lease Properties. Public response was heard. Jeff Yerkey wants the County Board to deny the I-80 Jones permit. He feels it does not meet the County's Comprehensive Plan and submitted a written statement.

Bill Zimmerman also felt it does not meet the Comprehensive Plan. He feels the proposed development should not be located near residential housing.

Jennifer Roth felt that the I-80 development would not be a good long term investment for the county.

Larry Swemline, a Colona Alderman, stated he is familiar with Mr. Jones and his history with Colona. He stated Mr. Jones has failed to get building permits in the past and has also violated his easement agreement by parking trucks on the easement at his current location. He feels Mr. Jones will store excess equipment and trucks that are not refurbished yet at his new proposed location. He is worried he could still operate even after going to court if there were violations at the proposed location.

No other public comment was taken at this time.

2. Approval of September 7, 2011 minutes: A motion was made by Dennis Sullivan to approve the minutes as printed, Rick Livesay seconded. Motion carried.
3. County Board Zoning Agenda.
 - a. Ann DeSmith discussed the 11-11 MA Jones Lease Properties application with the committee. She stated the application will require $\frac{3}{4}$ majority vote by the County Board due to the number of adjoining property owners filing formal objections. She also stated the applicant has the right to postpone the County Board vote if there are a number of members absent. This would give the applicant a fair chance for approval due to the fact that an absence counts as a no vote.

Erik Jones and Mike Shamsie discussed the I-80 Jones proposed development. Mr. Jones would like to build a facility with interstate exposure for resale of refurbished equipment. Mr. Shamsie stated the seven acres Mr. Jones is asking for would allow him room for expansion. He stated an Illinois Department of Transportation preliminary application for access to the property has been submitted. Mr. Shamsie noted the sales tax advantages of the business and the potential for 3-4 new jobs. He also stated the project could result in the selling of replacement parts in the future.

Jen Roth stated there are problems at the current location and

feels he had a chance to expand at his current location and did not take advantage of it. She feels a different location would be better.

Judith Gilbert, Colona's economic development director, stated the City's comprehensive plan for the area is residential use. She noted all lots in the adjacent founders preserve proposed plat are residential use. She noted there are alternative properties already zoned properly that fit Mr. Jones' needs.

Bill Zimmerman stated Mr. Jones has been non compliant with the zoning laws over the past year. He felt the best use for the property would be residential use.

Jon Zahm made a motion to send the map amendment onto County Board with a recommendation for approval, Dennis Sullivan seconded.

Jon Zahm stated he supported the application and encouraged the public to contact all County Board members with their concern or support for the application.

Ann DeSmith stated the City of Colona filed a resolution opposing the application. Typically, a city's opinion is heavily considered when evaluating potential map amendments involving land adjacent to a city. She stated there are other nearby properties already zoned for this type of use.

Members voted on the motion and the motion failed; 1 yes, 3 no.

- b. Application 11-13 SU G. Duke for a proposed kennel was discussed. The committee would like to see some stipulations placed upon the application before it is taken to County Board. The committee would also like to sort out the facts of the application.

Gabriele Duke stated she would not oppose some type of stipulations to the permit. She also refutes statements that property values have declined due to the dogs being in the

neighborhood. Ms. Duke also stated that taking any of the dogs away would be traumatic for her and her dogs and felt she would like to have legal council to help prepare the application.

Joanne Boggs opposes the permit but would like to see stipulations amended to the application if it were approved.

Ann DeSmith stated that any stipulations to be added would have to be done through Zoning Board of Appeals and then would go onto the County Board.

Jon Zahm made a motion to send the proposed special use permit back to Zoning Board of Appeals for more information and to add stipulations, Rick Livesay seconded. Motion carried 4 yes, 0 no.

4. Invenergy Review: Kyle Stromquist updated the committee on Invenergy progress and updates.
5. Monthly Income Summary & Expenses were reviewed for the Zoning/Building Department. A motion was made by Rick Livesay to pay the publication bills. A second motion was made by Dennis Sullivan. Motion carried.

The committee advised sending a letter to the Atkinson Landfill for payment for overdue fees. The States Attorney will be contacted to send the letter on the County's behalf.

6. Miscellaneous: none.

Meeting adjourned at 7:55 p.m. Next meeting will be at 5:30 pm on Monday, November 7, 2011 in Room 103J at the Henry County Courthouse.

Respectively,

Kyle Stromquist
Zoning/Building Manager