

Plan Commission Meeting
December 9th, 2009

1. Call to Order

Mr. Dunteman called the meeting to order at 7:00 p.m.

2. Roll Call

Present: Dunteman, Henley, Schmitt, Vachout
Absent: Bonfanti, Fotopoulos, Kamide

Mr. Dunteman chaired tonight's meeting. Chairman Bonfanti and also Vice-Chair Fotopoulos were unable to attend.

PUBLIC HEARING

1. File #PZ-09-27, consideration regarding the rezoning of 0.78 acres of land at 652 W. Lake Street from B2 Community Business District to B3 Service Business District.

P.I.N.: 03-20-405-019

Petitioner: Henry Jeffrey LLC (Jeffrey Auto)

Mr. Gary Reschke of the Community Development presented on behalf of the petitioners. Mr. Reschke stated that this is a request on behalf of the property owners on Lake Street that automotive repair businesses that were annexed in recent years to modify their zoning. In their annexation agreements, there was a requirement that if their existing use for auto repair were abandoned for a period of six months or more, then being non-conforming in the B2 zoning district, which is what they were zoned, they would lose the right to continue to conduct auto repair business and they objected to this. Mr. Reschke also stated that the request was to change the zoning to B3 district, auto repair uses are permitted their, you will see this in your packets.

Mr. Dunteman asked if the Plan Commission had any questions. Mr. Schmitt asked if each of the land owners for these files are in agreement with this. Mr. Reschke stated yes. Mr. Dunteman asked if there were any more Plan Commission questions. There were none. Mr. Dunteman asked if there were any audience questions. There were none. Mr. Dunteman asked for positive

and negative testimony. There was none. Mr. Dunteman asked for closing remarks. There were none. Mr. Dunteman closed the public hearing for File #PZ-09-27.

2. File #PZ-09-28, consideration regarding the rezoning of 0.34 acres of land at 885 W. Lake Street from B2 Community Business District to B3 Service Business District.

P.I.N.: 03-20-114-002, 03-20-114-014

Petitioner: Dominick Loizzo (Auto Advantage)

Mr. Gary Reschke stated that this is the former Merlin Muffler business and in the last two weeks he has changed his name to Auto Advantage. Mr. Reschke summarized this file at the beginning of the public hearings since they are all about rezoning. Mr. Dunteman asked if the Plan Commission had any questions. There were none. Mr. Dunteman asked if the audience had any questions. There were none. Mr. Dunteman asked for positive and negative testimony. There was none. Mr. Dunteman asked for closing remarks. There was none. Mr. Dunteman closed the public hearing for File #PZ-09-28.

3. File #PZ-09-29, consideration regarding the rezoning of 0.55 acres of land at 621 W. Lake Street from B2 Community Business District to B3 Service Business District.

P.I.N.: 03-20-407-010

Petitioner: Frank Novakowski (M&N Auto)

Mr. Reschke summarized this file at the beginning of the public hearings since they are all about rezoning. Mr. Dunteman asked if the Plan Commission had any questions. There were none. Mr. Dunteman asked if the audience had any questions. There were none. Mr. Dunteman asked for positive and negative testimony. There was none. Mr. Dunteman asked for closing remarks. There was none. Mr. Dunteman closed the public hearing for File #PZ-09-29.

4. File #PZ-09-30, consideration regarding the rezoning of 0.35 acres of land at 639 W. Lake Street from B2 Community Business District to B3 Service Business District.

P.I.N.: 03-20-407-050, 03-20-407-051 (Graham Sign)

Mr. Reschke summarized this file at the beginning of the public hearings since they are all about rezoning. Mr. Dunteman asked if the Plan Commission had any questions. There were none. Mr. Dunteman asked if the audience had any questions. There were none. Mr. Dunteman asked for positive and negative testimony. There was none. Mr. Dunteman asked for closing remarks. There was none. Mr. Dunteman closed the public hearing for File #PZ-09-30.

These files were advertised in the November 21st, 2009 issue of the Daily Herald Newspaper.

BUSINESS MEETING

1. Consideration to approve the minutes of the November 11th, 2009 meeting.

Mr. Vachout made a motion to approve the minutes of November 11th, 2009 meeting. Mr. Schmitt seconded. Mr. Dunteman asked if there were any questions. There were none. Roll call was taken. Motion carried.

2. Consideration of File #PZ-09-27 as described above.

Mr. Vachout made a motion for a favorable consideration regarding of 0.78 acres of land at 652 W. Lake Street from B2 Community Business District to B3 Service Business District subject to legal and engineering. Mr. Schmitt seconded. Mr. Dunteman asked if there was any discussion. There was none. Roll call was taken. Motion carried.

3. Consideration of File #PZ-09-28 as described above.

Mr. Vachout made a favorable motion for the consideration regarding the rezoning of 0.34 acres of land at 885 W. Lake Street from B2 Community Business District to B3 Service Business District subject to legal and engineering. Ms. Henley seconded. Mr. Dunteman asked if there was any discussion. There was none. Roll call was taken. Motion carried.

4. Consideration of File #PZ-09-29 as described above.

Mr. Vachout made a motion for a favorable consideration regarding the 0.55 acres of land at 621 W. Lake Street from B2 Community Business District to B3 Service Business District subject to legal and engineering. Mr. Schmitt seconded. Mr. Dunteman asked if there was any discussion. There was none. Roll call was taken. Motion carried.

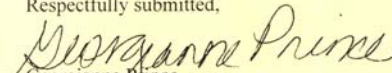
5. Consideration of File #PZ-09-30 as described above.

Mr. Vachout made a motion for a favorable consideration regarding the rezoning of 0.35 acres of land at 639 W. Lake Street from B2 Community Business District to B3 Service Business District subject to legal and engineering. Ms. Henley seconded. Mr. Dunteman asked if there was any discussion. There was none. Roll call was taken. Motion carried.

6. Other business as directed by the Chairman.

Mr. Dunteman asked if there was any other business, hearing none, a motion was made by Mr. Vachout and seconded by Ms. Henley to adjourn the meeting at 7:25 p.m. Roll call was taken. Motion carried.

Respectfully submitted,


Georgianne Prince
Recording Secretary