

PLAN COMMISSION
February 19, 2015



John Swisher called the Plan Commission meeting to order at 5:30 p.m. In attendance: Plan Commissioners Nick Ansay (5:40 p.m.), David Armstrong, Mary Nimm, John Swisher and Scott Thomas. Absent and excused: Chad Chapman and Greg Schopp. Village Trustees in attendance: Steven Wollin. Also in attendance: Village Administrator Mark Johnsrud.

Statement of Public Notice - This meeting was posted and noticed according to law.

Approve Minutes of December 29, 2014

A Thomas/Nimm motion carried on a unanimous vote to approve December 29, 2014 minutes.

Resolution 12-15 Certified Survey Map – Lot 10, Lot 11 & Lot 12 – Menard – Johnson Creek Crossing Subdivision

Johnsrud indicated that this Certified Survey Map is a redivision of Lot 10, Lot 11 and Lot 12 into two lots for the approved Precise Implementation Plan of Keagan Properties, LLC on July 29, 2014. Kevin Lord and Mike Slavney have reviewed the CSM and recommend approval.

A Chapman/Nimm motion carried unanimously to recommend approving Resolution 12-15 Certified Survey Map – Lot 10, Lot 11 & Lot 12 – Menard – Johnson Creek Crossing Subdivision.

Discussion and Recommendation – Section 245-77 Street Trees –Menard –Johnson Creek Crossing Subdivision

Johnsrud indicated that any change to 245-77 would not affect landscaping requirements within the Village Zoning code. Section 245-77 requires planting of street trees in every proposed subdivision with provisions for one street tree every 40 linear feet of street frontage subtracting 25 linear feet from each corner. The DPW shall select, space and plant or have planted by a contractor the street trees upon completion of the building project. A \$250 tree fee is required per the Schedule of Fees in accordance with Chapter 33. If suitable building sites are not available on the site upon completion of construction, the funds and tree can be planted at a more suitable site as determined by the DPW.

The Menard – Johnson Creek Crossing subdivision is zoned Planned Industrial with most development build out being retail and commercial with either monument or wall signage. Trees planted in the public boulevard reduce visibility of signage and encourage property owners to ask for pole or free standing signage.

Developers have questioned the need to plant boulevard trees which may reduce the visibility of signage from Wright Road and Hwy 26.

Johnsrud asked the Plan Commission to provide a recommendation to the Village Board.

A Chapman/Nimm motion carried unanimously to recommend waiving the planting of boulevard trees within the Menard – Johnson Creek Crossing subdivision per Section 245-77 subject to the property owner paying the tree fee with a tree to be placed in another suitable location as determined by the DPW.

Next Meeting – March 19, 2015 – 5:30 p.m.

Adjourn

Chairman John Swisher adjourned the meeting at 5:50 p.m.

Mark Johnsrud
Village Administrator

Disclaimer: These minutes are uncorrected; any corrections made thereto will be so noted in the proceedings at which these minutes are approved.