

MINUTES OF THE PLANNING COMMISSION
MEETING HELD ON September 12, 2022

The meeting was called to order by Rau at 7:30PM.

Roll call was taken: **Present:** Rau, Hicks, Lutz, Voelker, Gaitsch, Pittman, Youngs

Rau asked if there were any additions or corrections to the minutes from August 8, 2022 Planning Commission meeting. There were none. A motion was made by Gaitsch and seconded by Lutz to approve the minutes of the August 8, 2022 meeting minutes. **Motion carried.**

Rau asked if there were any citizens to address the Planning Commission. There were none.

Rau asked if there were any corrections or deletions to the agenda. There were none.

OLD BUSINESS: Rau asked if there was any old business. There was none.

PETITIONS:

Z-22-09-02 Review and comment on a petition for a Special Use Permit to allow two Self-Storage Unit Buildings at 1329 North Illinois Route 3, Parcel No. 07-13-101-007-000 and 1324 Jamie Lane, Parcel No. 07-13-101-004-000 in the B-2 Zoning District, as permitted by 40-2-3(B) as requested by petitioner, Chris Kalbfleisch.

Kalbfleisch was previously granted a petition for a special use permit on December 17, 2020 to allow one self-storage building on his property. His SUP will expire on December 17, 2022 unless he receives a building permit. He is now planning to purchase two more vacant and adjacent properties and is now petitioning for two additional self-storage buildings for a total of three. Rau asked and Kalbfleisch confirmed that the building materials for the additional two buildings would be the same as the first.

Kalbfleisch was present to represent his petition. He states that there would be a fence along the west side of the lot adjacent to Washy's. Along the south side that is adjacent to Schneider's Quality Meats he said the property would be lined with curbs and poles to not impede deliveries to Schneider's Quality Meats and he didn't want the fence to be an eyesore.

Hicks asked if there were any comments from neighbors. There was one neighbor present, but he supports Kalbfleisch's proposal self-storage buildings.

Pittman inquired about lighting for security. Kalbfleisch said they would install LED lights to shine straight down and remove all tall pole lights, so it would be less bright than what is currently installed at the location.

Rau asked about drainage concerns. Kalbfleisch responded that the new impervious surface on top of the currently unimproved lots would need to be detained and that detention would be underground.

This particular petition is for two additional self-storage buildings. Because the property is currently multiple parcels, they must wait for the resubdivision of the properties to come from the county. Krebel asked if we should tie all three buildings together on one SUP with the special condition that there is a deadline for the issuance of a building permit for all three buildings. The commission debated on whether to tie the three together or leave them separate and decided to keep the two additional buildings on this SUP and the one building from the December 2020 SUP separate due to the additional detention still needs to be added on the new lots. The existing area from the December 2020 petition is ready to build. The plan would then be to issue a building permit for the first SUP before the deadline this December and then permit the other two buildings when Kalbfleisch is ready to build.

Lutz asked about access to the property from Route 3. Krebel and Kalbfleisch responded that once the resubdivision of the parcels has been completed, this property will be one parcel with dedicated access to Route 3.

Recommendation: A motion was made by Hicks and seconded by Pittman for a favorable recommendation for the Special Use Permit to allow for the construction and operation of a self-storage facility as petitioned.

Members voted as follows:

YES – Rau, Hicks, Lutz, Voelker, Gaitsch, Pittman, Youngs

COMMENTS: Open discussion on a potential plan for the area in front of Northwinds Subdivision between Halifax and Rose.

Motion to adjourn the meeting at 8:28PM was made by Lutz and seconded by Youngs. Motion carried.
Minutes respectfully submitted by Lauren Voelker.