



PLANNING AND ZONING COMMISSION MEETING MINUTES

Tuesday, April 24, 2018
7:00 PM

CALL TO ORDER

The Meeting of the Planning and Zoning Commission, Village of Elwood, April 24, 2018, at 7:00pm, was called to order by Chairman, Greg Hickey.

ROLL CALL

Present:

Greg Hickey, Chairman
Jake Fanning, Commissioner
Thomas W. Nagel, Commissioner
Doug Vaughn, Commissioner
Kendy Elberson, Commissioner

Also, Present:

Julie Friebele, Village Clerk
Marian T. Gibson, Village Administrator
Pat Winters, Permit Technician

PLEDGE TO THE FLAG

A. PRESENTATION OF TRANSCRIPTS

Meeting of the Planning & Zoning Commission – December 17, 2017, reconvened on January 11, 2018, and reconvened on January 17, 2018.

A motion was made by Commissioner Nagel to approve the transcripts of December 17, 2017, reconvened on January 11, 2018, and reconvened on January 17, 2018 meeting as presented. Commissioner Vaughn seconded the motion. All the Planning and Zoning Commissioners voted in favor of the motion. The motion carried.

PUBLIC HEARING

The first text amendment involves eliminating conflict in the fence regulations which are in both sections 152 and 162 of the Village zoning code.

The second text amendment concerns the ability of mobile food units to access and serve industrial areas in the Village of Elwood.

B.

i. Open Public Hearing

A motion was made by Commissioner Elberson to open the public hearing for two (2) items:

- The first text amendment that involves eliminating conflict in the fence regulations which are in both sections 152 and 162 of the Village zoning code.
- The second text amendment concerns the ability of mobile food units to access and serve industrial areas in the Village of Elwood.

The motion was seconded by Commissioner Nagel. All the Planning and Zoning Commissioners voted in favor of the motion. The motion carried.

ii. Public Discussion

The first text amendment that involves eliminating conflict in the fence regulations which are in both sections 152 and 162 of the Village zoning code.

Village Administrator, Marian T. Gibson presented a staff review describing ordinances and amendments governing fences and the conflicts and inconsistencies contained therein. The text amendment would eliminate the conflict in the fence regulations which are in both sections 152 and 162 of the Village zoning code. A member of the audience questioned if the existing fences would be affected by the amendment. Administrator Gibson noted that existing fences would not be affected by the amendment unless a resident was to remove and replace their existing fence.

The second text amendment concerns the ability of mobile food units to access and serve industrial areas in the Village of Elwood.

Village Administrator, Marian T. Gibson presented a staff review regarding regulations on food trucks to accommodate the industrial area. Members of the audience discussed concerns about allowing food trucks in the industrial area and the impact it would have on local brick and mortar businesses, sales taxes, and municipal taxes.

iii. Close Public Hearing

A motion was made by Commissioner Nagel to close the public hearing. The motion was seconded by Commissioner Elberson. All the Planning and Zoning Commissioners voted in favor of the motion. The motion carried.

iv. Action/Recommendation by the Commission

A motion was made by Commissioner Nagel to recommend to the Village Board of Trustees the following:

- Approval of the deletion of Ordinance 763 as an online reference for codes,
- Approval of the deletion of Code of Ordinances Section 162.092,
- Approval for changes in the specific code sections as follows:

152.07 Requirements for Fences in Residential Districts

(A) (1) **Open fences up to three (3) feet in height may be constructed and maintained in the front setback. On corner lots, open fences up to six (6) feet in height may be constructed and maintained in the side setback provided that the fence is no closer than ten (10) feet to the side lot line.**

152.08 Requirements for Fences in Commercial Districts Only

(A) (1) **Open fences up to three (3) feet in height may be constructed and maintained in the front setback.**

(2) On corner lots, fences up to six (6) feet in height shall be permitted.

(3) Fences up to eight (8) feet in height shall be permitted.

152.09 Maximum Fence Height in Residential and Commercial Districts Only

Front yard setbacks Residential and Commercial Districts: Change from Four feet to **Three feet.**

152.13 Change title to **Residential Fences**

Change the Front Yard from 4' Fence to **3' Fence Height** in two locations. Add **Minimum 10 Foot Setback** to the Corner Side Yard. Change the Corner Side Yard and the Corner Side Rear Yard from 4' Fence to **6' Fence Height**. For the interior lot, add **Height** after 4' Fence and after 6' Fence.

Commissioner Vaughn seconded the motion. A vote was called: Chairman Hickey – yes, Commissioner Fanning – yes, Commissioner Nagel – yes, Commissioner Vaughn – yes, Commissioner Elberson – yes. The motion carried.

No motion was made regarding the text amendment concerning the ability of mobile food units to access and serve industrial areas in the Village of Elwood

PUBLIC COMMENTS

Members of the audience discussed the following topics:

- FOIA
- Comprehensive Plan

OTHER BUSINESS

No comments or other business was discussed.

ADJOURNMENT

A motion was made by Commissioner Elberson to adjourn the meeting. The motion was seconded by Commissioner Nagel. All the Planning and Zoning Commissioners voted in favor of the motion. The motion carried.

Julie Friebele, Village Clerk