

PLANNING & ZONING COMMISSION MEETING MINUTES
October 7, 2014 - 7:00 p.m.

Chairman Carbonetti called the meeting to order at 7:00 p.m. and called roll. Commission members present: Mike Grieshop, Jim Hutchinson, Glenda Miller, Tom Condon and Phil Smith. Commission member John Killeen was absent. Also present was City Clerk Wells.

Planning and Zoning Commission Minutes of June 3, 2014 – Approved

Moved by Commissioner Smith, seconded by Commissioner Condon to accept the minutes of the Planning and Zoning Commission meeting of June 3rd, 2014, as presented. All ayes. Motion carried.

Public Comment at Meetings

City Clerk Wells reviewed a decision made by the Public Access Counselor for the Attorney General's office that the Open Meetings Act requires established rules regarding public comment at all open meetings of a public entity. The City Council approved Ordinance 2014-121, Adding Section 2.05F to Establish and Record Rules for Public Comment, at their meeting on September 23, 2014. Pursuant to the ordinance, all public bodies subject to the City's jurisdiction, shall adopt the public comment rules at the first meeting following the adoption of the ordinance. Moved by Commissioner Condon, seconded by Commissioner Smith that the Planning and Zoning Commission adopt the rules for public comment as outlined in said ordinance. All ayes. Motion carried.

Andrew/Teri Kolls, 304 West Burbank St./Seeking Relief from Size Requirement as stated in Section 17.36.050, Size of Accessory Uses to build a garage

Chairman Carbonetti opened the hearing in the petition of Andrew and Teri Kolls, 304 West Burbank St., The petitioners are seeking relief from the size requirement as stated in Section 17.36.050 Size of Accessory Uses to build a garage for property located at 304 West Burbank Street. City Clerk Wells confirmed that the fees have been paid. The Certificate of Publication was noted and entered into the record. Certified notices were sent to adjacent property owners. Clerk Wells presented into record the signed petition submitted by the petitioners. The parties of interest in the petition were present.

Identification of Objectors/Supporters/Witnesses/Audience Participation

No objectors, supporters or witnesses were identified.

Presentation of Evidence by Petitioners

Upon being sworn in by City Clerk Wells, Andrew Kolls gave an overview of the petition seeking relief from the size requirements as stated in Section 17.36.050, Size of Accessory Uses. The existing house was built in the 1890's and has very little storage so they would like to build a larger garage.

Staff Report:

Community Development Director noted that the property has an older single car garage which was added on to one side many years ago. The total size of the proposed garage is 936 sq. ft. which will require relief of 360 sq. ft. from the ordinance. The petitioners will abide by all setbacks.

Questions by Planning and Zoning Commissioners to Petitioners:

At Commissioner Smith's inquiry, the petitioner and Community Development Director Santeler noted that the proposed garage would be a conventional stick built garage with vinyl siding and asphalt shingles.

Public Comment: None

Vote on Petition

Moved by Commissioner Smith, seconded by Commissioner Miller to recommend to the City Council to approve the petitioner's request for relief from Section 17.36.050, Size of Accessory Uses, of the Harvard Zoning Ordinance, for a variation to allow construction of a garage that exceeds the maximum 576 sq. ft. for an accessory use by 360 sq. ft. for a finished size of 936 sq. ft. Roll call vote: Carbonetti, aye; Grieshop, aye; Hutchinson, aye; Miller, aye; Condon, aye and Smith, aye. Motion approved six to zero.

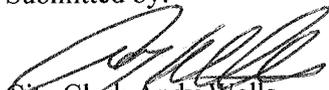
Clerk Wells advised that the Planning and Zoning Commission's recommendation will come before the City Council at their next regular meeting on Tuesday, October 28th, 2014 at 7 p.m. The petitioners were advised to be in attendance.

Moved by Commissioner Hutchinson, seconded by Commissioner Condon to close the hearing. All ayes. Motion carried.

Commissioner Miller reported that this is her final meeting as she has tendered her resignation and will assume her new position as McHenry County Treasurer on December 1st, 2014. Glenda said she has enjoyed being part of the Planning and Zoning Commission for the last fourteen years. Chairman Carbonetti and the Commission members wished her good luck on her new position and said her input will be missed.

At 7:15 p.m., moved by Commissioner Condon, seconded by Commissioner Miller to adjourn the meeting. All ayes. Motion carried.

Submitted by:


City Clerk Andy Wells

Date: 10-21-14