

Planning Zoning Chairman Josh Nohl called the meeting to order at 7:00p.m.

In attendance:

Committee Members

Roger Mullins

Bruce Martin

Ross Herrmann

Mike Carr

Also in attendance were Abby Reel, Trustee Jim Edwards, Clerk Sheri Martin and Dave Kuntz.

Meeting subject: To consider possible annexation of 1445 Timberline Road, Goodfield IL.

Chairman Josh Nohl restated consensus of the Commission from the June 11, 2018 meeting. At that time the recommendation to the Board was that unless Abby Reel clarifies how many and exactly what kind of animals she would have the Planning Commission recommends to the Board to stand by the Code saying, “no raising of livestock within Village limits.”

Abby informed the Planning Commission that she would only have livestock related to 4-H projects, such as horses, cattle, swine, sheep and goats. She said no more than 10, no more than 3 different types – 3 types of each. Dave Kuntz said there is a state “standard unit” for animals.

Discussion centered on whether a Special Use permit could be issued and if it could be part of the Pre-Annexation Agreement or whether Abby would have to annex and then request a Special Use permit. The Village will check with Attorney Gronewold on this. The Committee thought a special use permit would be a good choice. In reference to the following criteria:

Location – property is located on the edge of town

Acreage – The Village could say you must have a certain amount of acreage to have animals

Waste removal – specified

Animals – specify type and number of animals. Only animals that are owned by the property owner can be kept on the property. If the property ever sells the special use ends.

Sewer Hook up:

Sewer hook up was another topic of discussion. Currently there is a septic system on the property and Village Code states, “The owner of all houses, buildings, or properties used for human occupancy, employment, recreation, or other purposes situated within the Village and abutting on any street, alley or right of way in which there is now located or may in the future be located any public sanitary sewer of the Village, is required at their expense to install suitable toilet facilities and connect to the facilities directly with the proper public sewer in accordance with the provisions of this Ordinance, within ninety (90) days after date of official notice to do so, provided that said public sewer is within 100 feet of the property line. The Village will check with Engineer Yockey and Attorney Gronewold on this also.

Dave Kuntz informed the Board and Abby Reel that when Larry Whitaker owned the property that Larry had the septic ran in a line that runs to his lake. Dave did voice some concern about this issue. [*amended]

Zoning:

Currently 1445 Timberline is zoned business/commercial in the township. Abby would like to keep this zoning if she annexes. Currently Village Code states, “All territory which may hereafter be

annexed shall be considered as being in the R1 District unless otherwise stipulated by Pre-Annexation Agreement.

At this time the Committee does not have a recommendation for the Board. Once the Village obtains answers from Engineer and Attorney on the above questions another Committee meeting will be scheduled.

Motion was made by Martin, seconded by Herrmann to adjourn meeting.

Meeting adjourned at 8:35p.m.

Respectfully Submitted,

Joshua Nohl
Planning Commission Chairman