

Planning Zoning Chairman Josh Nohl called the meeting to order at 7:06p.m.

In attendance:

Committee Members

Roger Mullins

Bruce Martin

Ross Herrmann

Mike Carr

Also in attendance was Clerk Sheri Martin.

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

The consensus of the Commission was that because the property is located on the edge of town and is about 7.5 acres that they would consider approving a Special Use if it was part of the Pre-Annexation Agreement, but the following guidelines would apply:

1. The Special Use would only apply to the current owner of the property. It would not pass along with the property if it ever sold.
2. Currently the stable has 8 stalls so animals accepted would only be
2 large animals (horses or cows) at one time
4 small animals (pigs, sheep) at one time
3. Waste removal from the animals would have to be removed every 60 days or sooner if needed. Any compost site would need to be out of site, no visible piles.
4. Penalty for non-compliance: A person violating this section shall be fined not less than fifty dollars (\$50.00) nor more than one hundred dollars (\$100.00) for each such offense. A person violating this section within twelve (12) months of the first violation shall be fined not less than two hundred dollars (\$200.00) nor more than seven hundred fifty dollars (\$750.00) for each such offense. Alternatively, any person accused of a violation of this provision when the charge is made by ordinance violation ticket may settle and compromise the violation alleged by curing the violation and paying, within fourteen (14) days of the issuance of the ordinance violation ticket, the sum of \$50.00 for each violation on the face of the ordinance violation ticket as filed, such sums to be paid to the Village Clerk.

Special Use would be reviewed every 5 years. After the third penalty violation due to noncompliance the Special Use would go immediately to review. The Village has the right to terminate Special Use due to non-compliance.

Sewer Connection:

The consensus of the Commission is that because of the waste that is currently going into Dave Kuntz's lake from the house and that if it is going to be used as a wedding venue that will increase the waste, the house at 1445 Timberline Road would hook up to Village sewer immediately. The Village would be willing to waive the hook up for the shed until there is a problem with the sewer or the owner wants to hook on.

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. The consensus of the Committee is that Business/Commercial zoning is fine for this property.

Motion was made by Carr, seconded by Herrmann to make a recommendation to the Board that if the above mentioned items are acceptable to Abby and the Board a Public Hearing should be scheduled, at which time the Annexation Petition, Annexation Plat and Pre-Annexation Agreement would be presented.

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

Meeting adjourned at 8:20p.m.

Respectfully Submitted,

Joshua Nohl
Planning Commission Chairman