

Planning Zoning Chairman Wes Hohulin called the meeting to order at 7:00p.m.

In attendance:

Committee Members

Roger Mullins
Randy Selvey
Bruce Martin
Mike Grimm
William Ulrich

Absent was Planning Commission Member Ted Schieler. Also in attendance: Reporter Jerry McDowell and Clerk Sheri Martin.

Meeting Subject : To review the Amended Preliminary Plat for Goodfield Business Park and to make a recommendation to the Village Board for approval or disapproval.

Chairman Hohulin reviewed the Amended Preliminary Plat with Village Engineer Duane Yockey prior to this meeting. There are many changes to be made to the plat as noted in the 8-23-12 letter from Lewis, Yockey and Brown, Inc. attached to these minutes.

The Access to outlot A has been addressed.

There are 3 variances that will be needed, they are as follows:

1. Block length is more than 1200 feet on I-74 drive – but there are 2 exists off of this road
2. Sidewalks will not be constructed – typical request for industrial sites
3. Option to extend the building over the sanitary sewer easement – see revision to #3 below

Motion was made by Selvey, seconded by Ulrich to make recommendation to Village Board to approve the Amended Preliminary Plat for Goodfield Business Park based on finalization of list of changes recommended by Engineer Duane Yockey and the change to Variance #3 made by Steve Kerr on the preliminary plat will be revised as follows:

“THE REDEVELOPMENT AGREEMENT BETWEEN THE VILLAGE OF GOODFIELD AND THE OWNER PROVIDES THAT THE OWNER HAS THE OPTION TO EXTEND A BUILDING OVER THE CURRENT SEWER EASEMENT OWNED BY THE VILLAGE PURSUANT TO A MODIFIED SEWER EASEMENT AGREEMENT, PROVIDED THE OWNER RECONSTRUCTS THE SANITARY SEWER IN A SLEEVE TO ALLOW THE REPLACEMENT OF THE SEWER WITHOUT EXCAVATING UNDER THE BUILDING. DESIGN OF SEWER AND SLEEVE SHALL BE APPROVED BY THE VILLAGE ENGINEER. OWNER SHALL ALLOW THE VILLAGE ACCESS TO THE SEWER LINE FOR MAINTENANCE, REPLACEMENT OR REPAIR AND FURTHER PROVIDED THAT THE OWNER ASSUMES THE COST OF EXHAUSTING ANY FUMES IN THE BUILDING DURING SUCH MAINTENANCE, REPLACEMENT OR REPAIR.”

Motion passed with the following roll call vote: Mullins – yes, Selvey – yes, Martin – yes, Grimm – yes and Ulrich - yes.

Meeting adjourned at 7:15p.m.

Respectfully submitted,

Wes Hohulin
Planning/Zoning Commission Chairman