

SWANSEA PLANNING & ZONING BOARD MINUTES
July 14th 2015

CALL TO ORDER

Planning & Zoning Board members gathered for the regular monthly meeting at the Swansea Government Center, 1400 N. Illinois St., Swansea, IL. Chairman Haider called the meeting to order at 6:00 P.M.

Roll call was taken and answered by the following:

Dan Haider,	Chairman	Present
Matt Koesterer		Present
Justin Chapman		Present
Dan Von Alst		Present
Larry Hoff		Present
Doris Rebenstorff		Present
Rob Anderson		Present

Others Present:

Randy Tedesco, Bldg. & Zoning Director

APPROVAL OF MINUTES

The Board reviewed the minutes of the Planning & Zoning Board's previous meeting held June 9th 2015 at the Swansea Government Center. A motion was made to dispense with the reading of the minutes and approve as submitted. First by Mrs. Rebenstorff, second by Mr. Von Alst, a roll call vote was taken with all in favor.

NEW BUSINESS

Application for Annexation – A petition for annexation was received from owners located at 1445 Thouvenot lane. The said applicants request that a zoning determination be approved for a zoning like neighboring parcels.

Chairman Haider, asked Mr. Tedesco to brief the members of the board regarding the application for annexation. Mr. Tedesco stated that two years ago the parcels that are contiguous to these applicants parcel were annexed into the Village of Swansea as Planned Business Zoning District. The owners would also like to annex to the same zoning classification. All the parcels contiguous to this particular parcel are all zoned Planned Business. Mr. Von Alst asked if any changes would be made to the current property. Mr. Tedesco stated the current owners do not wish, at this time, to change the actual use as a business and a residence. Any significant changes to the property would have to be approved by this commission going forward, being that they will be using the land in its current state; it will be a conforming use.

Mr. Hoff made a motion to approve the Annexation at 1445 Thouvenot Lane to request it be zoned as Planned Business (PB), seconded by Mrs. Rebenstorff, roll call vote was taken with all members in favor.

Members were advised that this recommendation and its finding of facts would go before the Village Board of Trustees for approval on Monday, July 20th, 2015 at 6:00 p.m. The final approval and ordinance approval would be on Monday, August 3rd, 2015

Old Business

Chairman Haider, informed the members about Village Administrator, Lisa Powers contacting the Village of Troy to hold our meetings at their location and to go observe their Planning Commission Meeting. This was discussed at the June 9th meeting. Once they have an item that will be a good review for our members they will let us know when that meeting is scheduled. Once we have a date set we will send out notices to the board to see if we could make that our monthly meeting.

General Discussion

Mr. Tedesco asked the members to review procedures for chapter twenty part nine regarding a possible new application and development. He has received some calls about possible application they will need to apply for. Most of those matters we discussed will require review from this board and its approval or denial. Any application received by this board will need to act in a timely matter and be as efficient as we can for a possible developer.

Adjournment

With no further business needed to discuss before the board, a motion was made to adjourn the meeting at 7:05 by Mr. Von Alst, seconded by Mr. Anderson, roll call vote was taken with all members in favor.

Minutes recorded by:

Randy Tedesco
Building and Zoning Director

FINAL