

SWANSEA PLANNING & ZONING BOARD MINUTES

October 11, 2016

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
Doris Rebenstorff	Present
Matt Koesterer	Present
Gene Kish	Present
Dan Von Alst	Present
Justin Chapman	Present
Rob Anderson	Present

Others Present:

Randy Tedesco, Bldg. & Zoning Director

John Muller

Dan Shields

APPROVAL OF MINUTES

A motion was made to approve minutes from September 13, 2016 with no corrections. First by Mrs. Rebenstorff, seconded by Mr. Kish.

NEW BUSINESS

Mr. Tedesco informed the members of some Minor changes that are being made at the Applegate Apartments. He informed the members that this development was approved in April of 2007. He introduced John Muller to discuss the changes of the plat, parking and the amount of units.

Mr. Muller discussed the main reason for the change is to get approved financing for the new unconstructed buildings. He explains the market has changed a lot since 2007. The new plan of 40 one bedroom apartments will be more appealing in today's market for apartment rentals. We then will have to add a total of 61 parking spots to the site originally 40 were approved. Mr. Shields the current owner of the site informed the members on the reason he is selling the complex, he informed the members that his maintenance worker and site managers will all remain the same with the new owners. Mr. Kish discussed how nice the complex currently looks and hopes the new owners will maintain it in the same manor. Mr. Anderson expressed a concern of the new plat and how it will be recorded from the original approved plats. Mr. Tedesco explains the only part of this plan that is being recorded will be the plat layout of the new undeveloped lots. It is not changing from the 2 original approved lots that is recorded today on this entire development. It will remain 2 total lots for now until all the buildings are constructed. Mr. Muller informs the members that this plat is only temporary for financings once all the buildings are constructed our group will re-plat the entire development into one parcel of land. This minor plat change is only for financing purposes on the new un-constructed buildings and area.

The entire plan that was approved in 2007 will still be the plan used going forward, only changes are the ones that are being discussed today. The parking, number of units, and the new plat are the only minor changes that Mr. Tedesco explained needed to be approved by the Planning Commission, 20-913-(C)

Mrs. Rebenstorff made a motion to approve the revised plat and minor changes as discussed, Seconded by Mr. VonAlst. All members are in favor.

Unfinished Business

Mr. Tedesco reminded all members of the Meeting on the Comprehensive Mater Plan on October 27th at the Thompson Center. Mrs. Rebenstorff informed the members she will not be in attendance.

Adjournment

With no further business needed to be discussed before the board, a motion was made to adjourn the meeting at 7:03 p.m. by Mrs. Rebenstorff, seconded by Mr. Chapman.

Minutes recorded by:
Matt Koesterer
P&Z Board Member

FINAL