

**COAL CITY PLANNING AND ZONING BOARD MEETING
MAY 18, 2015**

At 7 p.m. on Monday, May 18, 2015, acting Chairman John Hawkinson called to order the regular meeting of the Coal City Planning and Zoning Board in the boardroom of the Village Hall. Roll call-Members Maria Lewis, Max Valdez, Georgette Vota, Walt Mahaffey and Irving DeWald. Absent; Gerald Heavens. Also in attendance was Matt Fritz, village administrator and Richard "Bob" Malone, building and zoning official.

The minutes of the May 4, 2015 meeting were presented. Mahaffey moved to approve the minutes as written, second by DeWald. Roll call-Ayes; Lewis, Valdez, Hawkinson, Mahaffey and DeWald. Nays; none. Absent; Heavens. Pass; Vota. Motion carried.

ZONING BOARD OF APPEALS

1. Variance Presentation

295 N. Lincoln

Rachael McKinney

In the absence of Ms. McKinney, Tom McKinney, petitioner's father, presented her request for a fence variance at 295 N. Lincoln. Mr. McKinney explained the fence placement and is requesting a 6 ft. fence to enclose the corner side yard, north of her home. No sidewalks exist in the area, with grass in the right-of-way. The six-foot stockade fence would be 6 inches off the lot line and does not impede the line of site. There are no utilities located thereon and a garage may be constructed on the property in the future. Notice has been given to the adjoining property owners and the public hearing is scheduled for June 15th at 7 p.m.

2. Variance Presentation

518 Mallard Court

Scott and Kari Hopper

The Hopper's explained that they are requesting permission to construct a 3-foot white fence for decorative purposes that would extend from the existing fence which surrounds the rear yard along the side yard boundary with their neighbors to the west up to the sidewalk. There would be a six-foot fence in the back and the 3-foot fence in the front. Notice has been given to the adjoining property owners and the public hearing has been scheduled for June 15th at 7 p.m.

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PLAN COMMISSION

1. Meadow Estates Phase II Presentation
Mark Scaggs, Developer

In the absence of the developer, Mark Scaggs, who presently is attending the Channahon Board Meeting, Mr. Fritz explained the request of the Petitioner. Mr. Scaggs is requesting that Phase II development would be in smaller lot increments; with a total of six-lots being submitted rather than the original 52-lot improvement. Items discussed included:

- Create streets with street lights and extend storm drainage
- Utilities have already been accepted
- Phase II would consist of Lots 1, 72, 43, 44, 55, 56
- Finish Enrietta Drive and build out Short Drive
- Lot sizes
- Each Phase will consist of 6-8 lots
- Fire Department to review the plan for safety
- Preliminary Plats for each Phase will be presented to this Board for approval
- Richards Crossing Development connecting to Meadow Estates Subdivision

A Public Hearing has been scheduled for Monday, June 15th at 7 p.m. before this Board.

Mr. Hawkinson relayed the request of Mayor Halliday that each committee appoint their own chair and vice-chair. This topic will be approached at a meeting in the near future.

Lewis moved to adjourn the meeting, second by Mahaffey. All signified by saying aye. No one opposed. Motion carried and the meeting was adjourned at 7:38 p.m.



Pamela M. Noffsinger, Village Clerk