



Coal City Planning and Zoning Board Meeting  
August 15, 2016  
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Lewis, Valdez, Vota, Hawkinson and Mahaffey. Nays; none. Absent; DeWald. Motion carried. Final approval will be presented to the Village Board at their next meeting, on August 24, 2016.

Discussion was held regarding the Residential Design Guidelines.

1. Density:

- Abolishing the minimum lot size square footage requirement
- 70 Sq. Ft. minimum of a bedroom per the IRC 2009 Code
- Leave minimum requirement as is and if someone wants to build small a variance will be needed
- 80' x 120' lots is the minimum lot size for new developments

Georgette Vota and Maria Lewis will consult other communities regarding their regulations regarding minimum lot sizes.

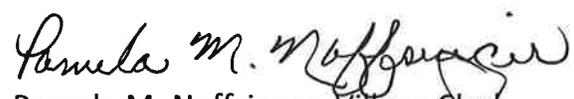
Mr. Fritz informed the Board that the annexation of 1630 South Broadway was approved by the Village Board at their last meeting.

The construction of the fence for the property on South Broadway and Walnut will be constructed soon according to owner Bob Davis.

The apparent abandoned car in the Coal City Fire Protection District parking lot is actually a vehicle used for training purposes.

The Ad Hoc Committee of Walt Mahaffey, Maria Lewis and Bob Malone will meet immediately following this meeting to discuss the signage for Southland Firearms on East Division Street.

Mahaffey moved to adjourn the meeting, second by Lewis. All signified by saying aye. No one opposed. Motion carried and the meeting was adjourned at 7:23 p.m.

  
Pamela M. Noffsinger, Village Clerk