

**COAL CITY PLANNING AND ZONING BOARD MEETING
MAY 16, 2016**

At 7 p.m. on Monday, May 16, 2016, Village Clerk Pamela Noffsinger 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, John Hawkinson, Walt Mahaffey and Irving DeWald. Absent were Georgette Vota and Max Valdez. Also in attendance was Matthew Fritz, village administrator.

Due to the absence of the chairman, Lewis moved to appoint John Hawkinson as acting chairman for this meeting, second by Mahaffey. Roll call-Ayes; Lewis, Mahaffey and DeWald. Nays; none. Pass; Hawkinson. Absent; Vota and Valdez. Motion carried.

The minutes of the April 18, 2016 meeting were presented for approval. Mahaffey moved to approve the minutes of the April 18, 2016 meeting as presented, second by Lewis. Roll call-Ayes; Lewis, Hawkinson, Mahaffey and DeWald. Nays; none. Absent; Vota and Valdez. Motion carried.

ZONING BOARD OF APPEALS

Variance Presentation
7835 E. Chickory Lane
Michael Peters

Owners of the property, Michael and Perry Peters approached the Board regarding a variance request for the construction of a shed on their property located at 7835 E. Chickory Lane. The 32' x 40' 1 ½ story shed will be for storage and a sewing/craft room upstairs. Points discussed were:

- Winter storage for pontoon w/hoist & sewing/craft room
- RS-2 zoning
- Meets the Prairie Oaks Estates Subdivision regulations
- Access off Carper Road
- Rear set-back/10 ft.
- 8 ft. side yard set-back
- Variance is for the height, square footage and maximum dimension of accessory structure
- 8 ft. garage doors
- Cement base
- Triple base drain discussed
- Cedar siding to comply with covenants

(Max Valdez arrived at the meeting at 7:15 p.m.) The public hearing for the variance will be on June 6th.

PLAN COMMISSION

1. Commercial Vehicle Parking

Mr. Fritz explained that the Coal City Police Department had requested a review of the present commercial vehicle parking guidelines which regulate vehicle parking in residential areas. Enforcement of the code has become difficult and the police department is requesting that the Board consider changing the existing language. The police department's recommendations were presented and discussed. Discussion included:

- Several business vehicles parked in residential areas
- Safety issue
- D Plates-weight of vehicle (gross vehicle weight)
- No F Plates allowed in residential area or across the sidewalks
- Allowing commercial vehicle parking to coincide with zoning districts
- Review of different parking scenarios-right-of-way, off-street

Matt Fritz, Maria Lewis and Walt Mahaffey will discuss the options with the police department and present the findings back to the Board.

2. C-4 ZONING PARKING

A draft ordinance regarding amendments to the present code concerning the off street parking in C-4 zoning was presented, reviewed and discussed. The Public Hearing is scheduled before this Board on Monday, June 6th.

Mr. Fritz announced the resignation of Gerald Heavens from the Planning and Zoning Board. Mr. Heavens has served on this Board since 2000. He will be recognized at the Village Board meeting on May 25th. A recommendation for the vacancy was encouraged. The Village's building and zoning official has been enforcing the property maintenance code including citations for tall grass and weeds, and neglected building and structures.

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 8:08 p.m.

Pamela M. Noffsinger, Village Clerk
