

Planning & Zoning Board Meeting Minutes
September 18, 2023

At 7p.m. on Monday, September 18, 2023, in the boardroom of the Village Hall, chairwoman Maria Lewis called to order the meeting of the Planning & Zoning Board to order. Roll Call-Members; Amanda Burns, Walt Mahaffey, John Hawkinson, Richard Crotteau, Jill Breneman, Cody Krug and Maria Lewis. Also in attendance were Kyle Watson, deputy building inspector, Trustee Bill Mincey and Matt Fritz, village administrator. Absent; none.

The minutes of the September 5, 2023 meeting were reviewed. Crotteau moved to approve the minutes as written, second by Burns. Roll call-Ayes; Burns, Mahaffey, Hawkinson, Crotteau, Breneman, Krug and Lewis. Nays; none. Motion carried

There was no public comment at this meeting.

ZONING BOARD OF APPEALS
PUBLIC HEARING
BIG TIMBER – SHAWN HAMILTON

Linda Sula, deputy clerk swore in those who would be speaking at the public hearing.

Mr. Fritz explained that Hamilton made a bid on surplus property the village made available. In order for Hamilton to develop two single family detached residences within the subdivision, there are two items for the board to consider. The first being the variance for the total number of driveways allowed on a cul de sac; the cul de sac is important to the subdivision and has not been there since the subdivisions initial approval in 2003. As part of the agreement with Mr. Hamilton from the village in order to acquire the surplus property the cul de sac will now be constructed. It is simply a cul de sac at the end of the street. In addition to the driveway access variance, some additional property to be added to the subdivision, which is considered an amendment to the final recorded plat.

Mr. Hamilton, currently at 310 W. Gordon in Coal City, stated there are 3 parcels to be acquired from the village. The first two located at 185 E. Big Timber Pin #'s (06-35-301-069) and (06-35-301-032) and one at 80 E. Big Timber (06-35-301-058) that align with the variance request for the two additional driveways. Hamilton is also acquiring a portion of property to the west of 80 E. Big Timber from neighbor, Mrs. Lorraine Ruffatti, who was present at the meeting. Mr. Hamilton stated that he would be building a single family detached residence for his family at the 80 E. Big Timber location breaking ground in October of this year. Mr. Hamilton presented the board with his responses to the variance consideration criteria and explained that this purchase will finally finalize the Big Timber Subdivision with the addition of the cul de sac, finalizing driveway additions and is building everything consistent with the guidelines. The cul de sac is being worked out with the village as far as the set backs. Hamilton also stated that all individuals in the subdivision and in connection to the properties were sent notifications regarding the variance and amendment changes being requested.

Donna Nevin at 85 E. North Street, who possesses the property bordering the side of his property to be purchased from Ruffatti. Nevin had a concern regarding flooding on her property if the retention pond area would be disturbed and the addition of the new home would change anything. Hamilton stated that the retention pond will be not be disturbed as it is the village's property and is

there specifically for the Big Timber Subdivision. Also, there will be storm drains and sewer added to the street cul de sac that will tie in any additional storm water into the retention area.

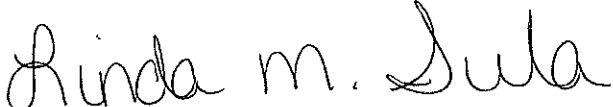
Lilith Wright at 115 E. North Street, who lives next to Nevin had a question regarding the tree line that borders the south end of her property and Hamilton's. Wright wanted to ask if Hamilton had any plans on removing any of the tree line on his side. Hamilton indicated that, at this time, he wasn't sure, however, if at all possible he probably would not.

Mahaffey moved to accept the variance to add two additional driveways making it a total of six non-conforming entrances and to accept the amendment to the Final Plat of Big Timber Subdivision second by Crotteau. Roll – call Ayes; Burns, Mahaffey, Hawkinson, Crotteau, Breneman, Krug, Lewis and Trustee Mincey. Nays; none. Motion passed.

Lewis stated that there was a positive recommendation that will go to the village board at the next meeting on Wednesday, September 27, 2023 at 7pm.

Lewis asked Fritz how the two ad hoc text amendment committees were doing on their progress. Fritz stated that Burns, Hawkinson and himself will be meeting to finalize some things but for the most part are ready to present the text amendments. Mahaffey and Breneman have met and are working on the residential guidelines and will have information soon.

Burns moved to adjourn the meeting, second by Crotteau. All were in favor, no one opposed. Meeting adjourned at 7:20pm.

A handwritten signature in cursive script that reads "Linda M. Sula". The signature is written in black ink and is positioned above the printed name.

Linda M. Sula, Deputy Clerk