

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)
September 6, 2016 – Meeting Minutes**

Mike Hoffman called the meeting to order at 9:01 a.m.

Present:

Scott Gryder – PBZ Committee Chair
Fran Klaas – Highway Department
Aaron Rybski – Health Department
David Guritz- Forest Preserve
Mike Hoffman- Teska
Brian Holdiman- PBZ Department

Absent:

Greg Chismark – WBK Engineering, LLC
Megan Andrews – Soil & Water Conservation District
Mike Peters- Sheriff's Office

Audience: Larry Nelson, Doug Nelson, and Jenny Beckman

AGENDA

Mr. Guritz made a motion, seconded by Mr. Klaas, to approve the agenda. With a voice vote of all ayes the motion carried.

MINUTES

Mr. Gryder made a motion, seconded by Mr. Klaas, to approve the August 2, 2016 meeting minutes With a voice vote of 5-0 ayes and with Mike Hoffman abstaining, the motion carried.

PETITIONS

Petition 16-17 – Scott Lasky

Mike Hoffman summarized the petition, noting the request to consolidate two lots in the Brighton Oaks Subdivision to allow a home to be built across the lot line. The proposed plat of vacation has been reviewed by Greg Chismark, who was comfortable with the proposal. The easement was for drainage, and a new grading plan has been provided which accommodates the drainage without need for the easement. Fran Klaas asked if there were any utilities in the easement. Hoffman noted there were not.

Mr. Klaas made a motion, seconded by Mr. Gryder to recommend approval and move on to PBZ. Approved unanimously via voice vote.

Petition 16-25 – The Bluffs, Inc. d/b/a Cider Creek

Mike Hoffman summarized the petition, which is a request for an A-1 Special Use to allow a banquet hall, nano-brewery, micro-distillery, a year round seasonal festival, and production and sale of sweet cider on a 45 acre parcel just west of Plano at the southwest corner of Frazier Road and Creek Road. Mr. Nelson then introduced himself and described the proposed development. He noted that he would provide a conceptual sketch showing the general location of proposed activities on the site. He also noted he planned to present the case to the Little Rock Plan Commission on Sept. 7th, 2016.

Klaas asked since the project was near Plano, why the City did not want to annex it. Mr. Nelson responded that he had discussed the project with City staff, and they felt that given proposed uses it was more appropriate within the County. Mr. Hoffman noted that there was an e-mail in the file providing confirmation that Plano was comfortable with the special use request. He also noted that the Fire District also approved, provided the main access drive is designed to accommodate fire trucks.

Mr. Rybski suggested that the applicant work closely with the Health Department to address septic system requirements early on to avoid potential problems. Mr. Guritz asked about endangered species given proximity to Little Rock Creek. Mr. Nelson noted that the EcoCat report showed no endangered species on the 45 acre development site.

Mr. Klaas suggested site distances should be checked with drive entrances. Mr. Nelson suggested that he had reviewed with the Township Road Commissioner and they were o.k. with the proposed locations.

Mr. Holdiman noted that the Fire District was deferring to the County on fire code requirements, and that a parking setback variance may be needed given the 100' setback required in AG Districts. Mr. Nelson noted he would like to include that variance request in his application.

Mr. Gryder moved to recommend the proposal be moved on to RPC, second by Mr. Klaas. Approved 6-0

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

16-16 Chris and Megan Jensen – A-1 Special Use to operate a landscape business – Approved by County Board 8.16.16

OLD BUSINESS

None

NEW BUSINESS

None

PUBLIC COMMENT

None

ADJOURNMENT

Mr. Gryder made a motion, seconded by Mr. Klaas, to adjourn. With a voice vote of all ayes, the motion carried. The ZPAC, at 9:42 am, adjourned.