

**KENDALL COUNTY PLANNING, BUILDING & ZONING COMMITTEE**  
*Kendall County Historic Courthouse*  
*Third Floor Courtroom*  
*109 W. Ridge Street, Yorkville, Illinois*  
**6:30 p.m.**  
**Meeting Minutes of November 9, 2020**

**CALL TO ORDER**

The meeting was called to order by Chairman Prochaska at 6:30 p.m.

**ROLL CALL**

Committee Members Present: Elizabeth Flowers, Judy Gilmour, Matt Kellogg (Vice-Chairman), and Matthew Prochaska (Chairman)

Committee Members Absent: Scott Gengler (Attended Remotely)

Also Present: Matt Asselmeier (Senior Planner), Gregg Ingemunson, Greg Dady, Paul Martin, Dan Kramer, Peter Pasteris, Lance Beatch, Pam Wynne, and Brad Blocker

**APPROVAL OF AGENDA**

Member Gilmour made a motion, seconded by Member Flowers, to approve the agenda. Member Kellogg made a motion, seconded by Member Flowers to move Petition 20-26 and the item of New Business pertaining to the housing allocation near the southeast corner of Ashley Road and Caton Farm Road to before the other Petitions. With a voice vote of four (4) ayes, the motion carried. With a voice vote of four (4) ayes, the motion carried to approve the agenda as amended carried.

**APPROVAL OF MINUTES**

Member Flowers made a motion, seconded by Member Kellogg, to approve the minutes of the October 14, 2020, meeting. Member Gilmour made a motion, seconded by Member Kellogg, to change "Chairman Gilmour" to "Member Gilmour" regarding the motion to enter Executive Session in the minutes. With a voice vote of four (4) ayes, the motion carried. With a voice vote of four (4) ayes, the motion carried to approve the minutes as corrected.

**PUBLIC COMMENT**

None

At this time, Chairman Prochaska acknowledged that Member Gengler was participating remotely and asked unanimous consent to suspend the rules to allow Member Gengler to ask questions during the meeting. Without objection, the rules were suspended.

**EXPENDITURE REPORT**

The Committee reviewed the expenditure report.

Member Gilmour made a motion, seconded by Member Kellogg, to forward the expenditures to the Finance Committee. With a voice vote of four (4) ayes, the motion carried.

## **PETITIONS**

### **Petition 20-26 Peter and Laurie Pasteris on Behalf of the Peter J. Pasteris Jr. Revocable Trust**

Dan Kramer, Attorney for the Petitioners, explained that the Petitioners received a request to book a prom for the final week of April 2021 and a rescheduled wedding. The Petitioners are requesting a minor amendment to allow them to erect the tent and hold events starting April 8<sup>th</sup> and ending November 30<sup>th</sup> of each year.

Member Kellogg requested clarification on the times requested. Mr. Kramer noted that the request at the start of the season was more for preparing the venue purposes. It was noted that, presently, the tent erection date and the event start dates are different. Mr. Kramer noted that events probably will not occur until after April 15<sup>th</sup>, if the amendment was approved.

Member Kellogg asked if one (1) or two (2) exceptions were possible. Mr. Asselmeier noted that the Petitioners originally asked for the extensions to be for one (1) year. Mr. Asselmeier had asked the Petitioners if they thought this type of request would occur annually. The Petitioners were agreeable to submitting the minor amendment as presented. Mr. Asselmeier said that it would be possible for the Committee to grant a one (1) or two (2) year exception. Member Kellogg acknowledged the situation caused the pandemic, but he was not in favor of a permanent exception because of concerns from the neighbors.

Mr. Kramer offered to allow the new dates for 2021 and require that the Petitioners come back in November 2021 to ask for an extension of the new dates.

Member Flowers made a motion, seconded by Member Kellogg, to approve an amendment to the requested minor amendment to the special use permit by allowing the Petitioner to erect the tent and have events starting April 8<sup>th</sup> and ending November 30<sup>th</sup> in 2021 only and allowing the Petitioner to have an option to renew in successive years, if approved by the Committee. With a voice vote of four (4) ayes, the motion carried. With a voice vote of four (4) ayes, the motion carried to approve the minor amendment as amended.

## **NEW BUSINESS**

### **Request for Clarification Regarding an Agricultural Housing Allocation Near the Southeast Corner of Ashley Road and Caton Farm Road (PINs: 05-35-100-010 and 05-35-100-014) in Kendall Township; Committee Could Grant One or More Housing Allocations on the Subject Properties**

Mr. Asselmeier summarized the issue.

In July 2020, Dan Kramer, on behalf of Donna and John McKay, submitted a request for an agricultural housing allocation on the parcel identified by PIN 05-35-100-014.

In summary, based on discussions that the McKays had with the previous owner of the property and former Senior Planner John Sterrett, the McKays believe that they are eligible for one (1) single-family home allocation permit on the subject property. Unfortunately, no written record exists memorializing this allocation.

Because of the property size and age of property, the property would not qualify for an agricultural housing allocation under current regulations.

After conducting research on this property, as outlined in the provided letters, Staff came to the conclusion that one (1) housing allocation permit may exist, but the McKays and the owners of PIN 05-35-100-010, presently owned by the Stanley K. and Margaret J. Gengler Trust, had equal rights to the allocation.

The application materials, correspondence related this matter, and an aerial picture of the area were provided.

Staff is of the opinion that, if the McKays are granted an allocation, the Gengler Trust should also be granted an allocation upon request, unless definitive proof can be provided that one (1) or the other party has unclouded ownership of the allocation.

Mr. Kramer explained Ms. McKay's discussions with Mr. Sterrett and the Genglers. Mr. Kramer was agreeable to Mr. Asselmeier's recommendation.

Member Kellogg asked if Mr. Sterrett's affidavit had legal standing. Mr. Asselmeier read Mr. Sterrett's affidavit.

Member Kellogg asked when was the last time the properties changed title. The answer was 2018. The McKays have probably owned the property for fifteen (15) years.

Chairman Prochaska asked when was the last time the Committee awarded two (2) allocations. Mr. Asselmeier responded that he could not think of a time when the Committee awarded allocations. However, the Committee has previously been asked to clarify regulations and policies. The decision could create a precedent.

Member Gilmour made a motion, seconded by Member Flowers, to award two (2) allocations. The votes were as follows:

Yeas (3): Flowers, Gilmour, and Prochaska  
Nays (1): Kellogg  
Absent (1): Gengler

The motion carried.

## **PETITIONS**

### **Amended Petition 20-02 Greg Dady on Behalf of DTG Investments**

Chairman Prochaska requested unanimous consent to enter Pam Wynne's letter into the record. Without objection, the letter was entered into the record.

Gregg Ingemunson, Attorney for the Petitioner, provided a history of the project. He noted Na-Au-Say Township's request to set a maximum acre size at ten (10) acres and restricting the use to major State highways. The Petitioner was agreeable to these requests. The Petitioner counted the amount of traffic in and out of the property. The site was used to work on trucks.

Mr. Asselmeier summarized the request.

DTG Investments, LLC owns the property at 3485 Route 126 (PIN 06-09-400-005) in Na-Au-Say Township. This property is presently zoned A-1 Agricultural District, but the Petitioner would like to operate a trucking company, specifically for offices related to the trucking company, minor repair facilities for company trucks, and company truck parking.

In February 2020, the Petitioner submitted a request for a map amendment rezoning the subject property to M-1 and this request was reviewed by ZPAC in March 2020. However, Na-Au-Say Township expressed concerns about rezoning the property to M-1 and the Petitioner decided to pursue a text amendment to the A-1 District and a special use permit under A-1 for the proposed uses.

According to Section 3:02 of the Zoning Ordinance, a truck parking area or yard is defined as follows:

“TRUCK PARKING AREA OR YARD. Any land used or intended to be used for the storage or parking of trucks, trailers, tractors, and including commercial vehicle, while not loading or unloading, and which exceeds one and one-half tons in capacity.”

Versions of this memo that were sent to the Kendall County Regional Planning Commission and Kendall County Zoning Board of Appeals stated that this use was not listed as a permitted or special use in any zoning district. That information was incorrect; pursuant to Sections 10:01.B.21.sss and 10:02.B.1 of the Zoning Ordinance, truck parking area or yards are permitted uses in the M-1 and M-2 District.

Staff believes that truck parking area or yard use most closely matches the Petitioners proposed use and offers the following text amendment to Section 7:01.D of the Kendall County Zoning Ordinance:

“Truck Parking Area or Yard Including Offices and Maintenance Facilities Provided that the Use has Direct Access to a Road Designated as a Major Collector or Higher in the County Land Resource Management Plan.”

The list of special uses in the A-1 District should be renumbered to reflect the addition of this use to the list of special uses.

This proposal was sent to the townships on September 1, 2020. Only Na-Au-Say Township submitted comments. Na-Au-Say Township felt that the proposed use was not consistent with agricultural operations, that similar uses could occur along roads in the Township, that the proposed use could occur on other roads within the County, and that the Township had concerns regarding the County’s ability to enforce the regulations in special use permits. The October 26, 2020, email from Na-Au-Say Township Supervisor Brad Blocker was. The Na-Au-Say Township Planning Commission met on November 4, 2020, and had discussion regarding requiring this type of use be restricted to State highways and that properties used for this type of use be restricted to a maximum of ten (10) acres. Several members of the Na-Au-Say Township Planning Commission indicated that they will be in attendance at the November Planning, Building and Zoning Committee meeting.

ZPAC reviewed this proposal at their meeting on September 1, 2020. Fran Klaas requested that proposed use be restricted to roads classified as Minor Arterials or higher as designated by the Illinois Department of Transportation’s Five (5) Year Functional Classification Map. Mr. Klaas had no objection to the proposed use going in at 3485 Route 126. ZPAC recommended approval of the proposed text amendment with Mr. Klaas’ proposed amendment by a vote of six (6) in favor and zero (0) in opposition. Four (4) members were absent. The minutes of this meeting were provided.

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on September 23, 2020. Commissioners expressed concerns about placing this type of use on A-1 zoned property. Several Commissioners felt this use would be more appropriate on property zoned for manufacturing. Commissioners were also concerned about the lack of restrictions within the proposed text amendment. Commissioners were also unhappy that the Petitioner moved a tenant onto property zoned A-1 without obtaining the necessary zoning permits. The Commission recommended denial of the request by vote of zero (0) in favor of the request and eight (8) in opposition. One (1) member of the Commission was absent. Member Nelson voted no because the proposal was too broad, the use could go anywhere, and the use was undesirable at other locations with inadequate protection for the agricultural community and people living in agricultural areas. Member Hamman voted no because he favored more restrictions in the text amendment and requests for this use could come before the Commission monthly. Chairman Ashton voted no because the proposal had inadequate restrictions and he was upset that the Petitioner did not secure the necessary zoning before leasing the property. He suggested that the Petitioner attempt to rewrite the proposal. Member Wilson concurred with Member Nelson and Chairman Ashton and she had concerns regarding the lack of a limit on the number of trucks and trips. The minutes of this meeting were provided.

The Kendall County Zoning Board of Appeals held a public hearing on this proposal on September 28, 2020. Discussion occurred regarding rezoning properties to a manufacturing classification instead of issuing special use permits and possible spot zoning. The Kendall County Zoning Board of Appeals recommended approval of the requested text amendment by a vote of four (4) in favor and two (2) in opposition. One (1) Board Member was absent. Chairman Mohr voted no because he felt this proposal was a type of spot zoning. He also noted that he received several phone calls, but no one was in attendance to express concerns in-person. The minutes of the meeting were provided.

The Agricultural Zoning Map with road classifications was provided. The Illinois Department of Transportation's Five (5) Year Functional Classification Map for Kendall County was also provided. A copy of the draft ordinance was provided.

Member Kellogg asked if it was standard practice to write text amendments without a special use permit pending. Mr. Asselmeier stated that County has reviewed text amendments and special use permits at the same time.

Member Kellogg asked if the text amendment addressed setbacks, lines of sight, amount of traffic, and related items. Mr. Asselmeier responded that the text amendment was broad, but the special use permit addressed more specific information. The text amendment could be amended to address specific concerns, like maximum lot size and proximity to State highways.

Pam Wynne, Chairwoman of the Na-Au-Say Township Planning Commission, noted the Commission's concerns about the proposal. She expressed concerns regarding future requests at the property and the Commission felt the proposed use was a big jump from agricultural related uses.

Brad Blocker, Na-Au-Say Township Supervisor, said that the Township discussed the amendment. He noted his previous comments on the proposal. The Township Board, generally speaking, did not feel that the proposed use was agricultural related or consistent with

agricultural related uses. He expressed concerns that someone could buy land in the agricultural area just to park trucks. He also expressed concerns related to enforcement.

Member Kellogg echoed Mr. Blocker's concerns and expressed a need to approve sound regulations.

Chairman Prochaska favored the use be restricted to a State or Federal Highway. Member Kellogg favored establishing setback from homes and addressing lighting concerns.

Member Kellogg noted that the GIS showed seventy-two (72) vehicles on the property. Attendees reviewed the GIS aerials. Greg Dady, Petitioner, explained the vehicles on the property. He noted that employees were still working at 6:00 p.m. The proposed special use permit would require the business to close at 5:00 p.m.

Without objection, this Petition was laid over to address parking and the other concerns previously expressed.

*Amended Petition 20-05 Greg Dady on Behalf of DTG Investments*

This Petition was laid over for the same reasons as Amended Petition 20-02.

*Petition 20-24 Grainco, FS, Inc.*

Paul Martin, Attorney for the Petitioner, explained the nature of the request and Pipe Strong, LLC's activities at the property. He noted that the area around the property was already zoned for industrial uses.

Grainco FS, Inc. would like an amendment to the Future Land Use Map contained in the Land Resource Management Plan for approximately three point two more or less (3.2 +/-) acres located at 17854 N. Wabena Avenue. If approved, the Petitioner would like to rezone the property to allow the operation of a company that performs construction and maintenance work for gas utilities. This use is not allowed on property zoned A-1 Agricultural. This use and the previous uses at the property (i.e. fertilizer plant) are either permitted or special uses on M-1 Limited Manufacturing zoned property.

The application materials and aerial were provided.

The existing land use is classified as Commercial. The future land use is classified as Agricultural.

Wabena Avenue is a Township maintained local road. There are no trails planned in the area.

There are no floodplains or wetlands on the property.

The adjacent land uses are railroad/public utility and agricultural. The adjacent zoning districts are A-1 in the County and M-1 in the Village of Minooka. The Land Resource Management Plan calls for the area to be Mixed Use Business in the County and Light Industrial in the Village of Minooka. Zoning districts within a half mile in the County include A-1 and B-3 and M-1 and R-2 inside the Village of Minooka.

Pictures of the property were provided.

The existing special use permit was granted in 1966 for the mixing, blending, and manufacturing of fertilizers. A copy of the special use permit was provided. This special use permit is the second oldest active special use permit in unincorporated Kendall County.

Petition information was sent to Seward Township on September 23, 2020. To date, no response has been received.

Petition information was sent to the Village of Minooka on September 23, 2020. To date, no response has been received.

Petition information was sent to the Minooka Fire Protection on September 23, 2020. To date, no response has been received.

ZPAC reviewed this proposal at their meeting on October 6, 2020. Mr. Klaas asked why the property was not proposed for annexation into Minooka. Mr. Asselmeier responded that the Village of Minooka had not provided any comments on the proposal and the proposed change in the Future Land Use Map and map amendment would make the property compliant with County zoning. Mr. Klaas noted that jurisdiction of N. Wabena Avenue changes frequently in that area. Ms. Belville noted that the septic system would need to be evaluated if the uses change. Ms. Olson noted the limitations on development at the site caused by the soils. Mr. Asselmeier asked about the location of utilities from the Village of Minooka. The attorney for the Petitioner responded that Minooka had not offered to extend municipal services to the property. ZPAC recommended approval of the request by a vote of seven (7) in favor and zero (0) in opposition. Three (3) members were absent. The minutes of this meeting were provided.

The Kendall County Regional Planning Commission held a public hearing on this proposal on October 28, 2020. Discussion occurred regarding the differences between this Petition and the requests related to 3485 Route 126. Several Commissioners expressed their dismay that the Petitioner allowed the company to start operations at the property before securing necessary zoning approvals. Several Commissioners also noted that the proposed use would fit the surrounding neighborhood. Other than the Petitioner, nobody else from the public attended the hearing. The Kendall County Regional Planning Commission recommended approval of the request by a vote of five (5) in favor and zero (0) in opposition. Four (4) Commissioners were absent. The minutes of this hearing were provided.

The Kendall County Zoning Board of Appeals reviewed this proposal at their meeting on November 2, 2020. Discussion focused on the Village of Minooka annexing the property in the future. The reclassification and rezoning of the property would make the property compatible with the Village of Minooka's plans. As of the date of the Kendall County Zoning Board of Appeals meeting, the Village of Minooka had not submitted comments on the proposal. The Kendall County Zoning Board of Appeals recommended approval of the request by a vote of five (5) in favor and zero (0) in opposition. Two (2) Members were absent. The minutes of the meeting were provided.

The Village of Minooka's Future Land Use Map calls for this property to be Light Industrial.

The subject property has been used as a fertilizer plant since at least 1966. The proposed use and previous uses at the property since 1966 would be allowed by either permitted or special use on M-1 zoned property.

The Future Land Use Maps of both Kendall County and the Village of Minooka call for industrial related uses in the vicinity of the subject property.

A railroad is also located adjacent to the subject property.

Staff has no objections to the proposed amendment.

A copy of the draft ordinance was provided.

Member Kellogg made a motion, seconded by Member Flowers, to recommend approval of the requested amendment to the Future Land Use Map. With a voice vote of four (4) ayes, the motion carried.

The proposal goes to the Kendall County Board on December 15, 2020, on the regular agenda.

*Petition 20-25 Grainco, FS, Inc.*

Member Kellogg made a motion, seconded by Member Flowers, to recommend approval of the requested map. With a voice vote of four (4) ayes, the motion carried.

The proposal goes to the Kendall County Board on December 15, 2020, on the regular agenda.

*Amended Petition 20-01 Kendall County Planning, Building and Zoning Committee*

Chairman Prochaska invited Lance Beatch to the podium to discuss his concerns regarding the proposal. Mr. Beatch provided his background.

Discussion occurred regarding the clearing of forests and preservation of open space. Mr. Beatch explained how other government entities addressed tree preservation and maintenance. Mr. Beatch discussed typical tree surveys. Chairman Prochaska made a motion, seconded by Member Kellogg, to add an option for a tree survey and tree mitigation plan approved by the Planning, Building and Zoning Committee and that the tree survey and tree mitigation plan would not apply to general maintenance to Section k of the proposal. With a voice vote of four (4) ayes, the motion carried.

Discussion occurred regarding the recreational space requirement in Section w of the proposal. Discussion occurred regarding the intention of that provision. The consensus of the Committee was not to change this requirement.

Discussion occurred regarding the two point two-five (2.25) off street parking requirement in Section ff of the proposal. Discussion occurred regarding adequate visitor parking. If this requirement was deleted, parking would be determined as part of a special use permit. Member Kellogg made a motion, seconded by Member Flowers to delete the off street parking requirement. With a voice vote of four (4) ayes, the motion carried.

Discussion occurred regarding producing the registry. Mr. Beatch noted the difficulties that could exist in providing the register in the timeframe and manner currently proposed based on available technology. Discussion occurred about issuing a card, transponder, or keypad for entry. Chairman Prochaska made a motion, seconded by Member Flowers, to add the word "registered" between the words "visitors" and "in the" in Section kk.3 of the proposal. With a voice vote of four (4) ayes, the motion carried.



Chairman Prochaska asked Mr. Beatch if he had any concerns regarding the requirement to provide a map to KenCom contained in Section oo of the proposal. Mr. Beatch said that he had no concerns with this requirement.

Member Flowers made a motion, seconded by Member Kellogg, to recommend approval of the requested text amendment as amended and that the proposal be forwarded to the Committee of the Whole. With a voice vote of four (4) ayes, the motion carried.

The proposal goes to the Kendall County Committee of the Whole on November 12, 2020.

## **NEW BUSINESS**

### **Recommendation on 2020 Noxious Weed Annual Report**

Mr. Asselmeier presented the Report.

Member Flowers made a motion, seconded by Member Kellogg, to forward the Report to the County Board. With a voice vote of four (4) ayes, the motion carried.

The proposal will go to the County Board on November 17, 2020, on the consent agenda.

### **Discussion of Ordinance 75-8; Committee Could Refer the Matter to Another Committee of the County Board**

Chairman Prochaska summarized the issue. He noted that the Ordinance applied to streets in Boulder Hill. The Ordinance could be expanded and fines added. He also noted that some of the street names do not match street signs.

The township will be asked for the road names and the County will determine the fines.

The consensus of the Committee was to establish a fine schedule and correct the road names. The proposal will be held over until these two (2) items are addressed.

Chairman Prochaska wanted greater enforcement of landscaping companies and other entities dumping debris in the road, particularly in residential areas.

### **Discussion of Voluntary Compliance Policy for Zoning Violations**

Mr. Asselmeier noted the current policy of giving violators a thirty (30) day warning letter. The Department was not required to issue a warning letter, but does so in an effort to obtain voluntary compliance. Several residents of Boulder Hill expressed a desire for the Department to skip sending the warning notice and give citations directly. Chairman Prochaska expressed a desire that inspectors use their judgement. The consensus of the Committee was to maintain the voluntary compliance policy and let the Inspectors use their best judgment.

## **OLD BUSINESS**

### **Zoning Ordinance Project Update**

Mr. Asselmeier reported that Teska has provided the PDF copy of the unified ordinance and that document has been placed on the County's website. The document is searchable. Staff is waiting on the Word version of the document.

*Discussion of the Three Foot Rule in the Kendall County Stormwater Management Ordinance and GIS Topographic Information*

Mr. Asselmeier presented information from Greg Chismark and announced that topographic information from 2018 had been added to the GIS. The 2010 topographic was also on the GIS. Discussion occurred regarding reducing the disturbance area from one (1) acre to five thousand (5,000) square feet. The consensus of the Committee was to obtain as-builts on new homes to obtain the proper elevations before occupancy permits are granted.

**REVIEW VIOLATION REPORT**

The Committee reviewed the violation report. Mr. Asselmeier stated that some of the cases got delayed at court due to the pandemic.

**REVIEW PRE-VIOLATION REPORT**

The Committee reviewed the pre-violation report.

**UPDATE FOR HISTORIC PRESERVATION COMMISSION**

*Review and Recommendation of the Historic Preservation Commission's Proposed Response to the Illinois Historic Preservation Agency Pertaining to Kendall County Certified Local Government Application*

The Committee reviewed the draft email to the Illinois Historic Preservation Agency. The Committee did not offer any changes.

**REVIEW PERMIT REPORT**

The Committee reviewed the permit report.

**REVIEW REVENUE REPORT**

The Committee reviewed the revenue report.

**CORRESPONDENCE**

None

**COMMENTS FROM THE PRESS**

None

**EXECUTIVE SESSION**

None

Chairman Prochaska said that it has been a pleasure serving as Chairman of the Committee and that he will miss the Committee.

**ADJOURNMENT**

Member Kellogg made a motion, seconded by Member Gilmour, to adjourn. With a voice vote of four (4) ayes, the motion carried.

Chairman Prochaska adjourned the meeting at 8:21 p.m.

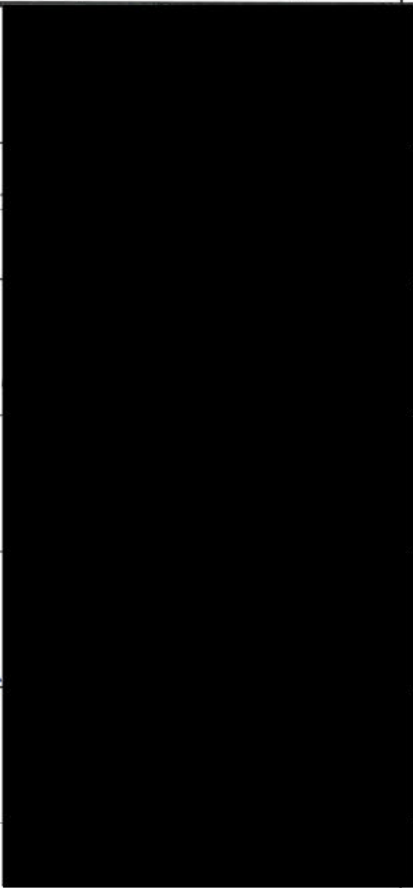
Minutes prepared by Matthew H. Asselmeier, AICP, CFM Senior Planner

Encs.

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**KENDALL COUNTY  
PLANNING, BUILDING, & ZONING COMMITTEE  
NOVEMBER 9, 2020**

IF YOU WOULD LIKE TO BE CONTACTED ON FUTURE MEETINGS REGARDING THIS TOPIC, PLEASE PROVIDE YOUR ADDRESS OR EMAIL ADDRESS

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
Cam Wyne		
Hainco FS. Paul Martin		
Pet Pasteris		
Lance Beatch		
Don Kemp <sup>Pack 20-26</sup> <sub>New</sub>		
Greg Fugerson		

TO: Matt Prochaska, Kendall County Board  
PBZ Chair  
111 Fox Drive  
Yorkville, IL 60560

FROM: Pam Wynne, Chairperson  
Na Au Say Township Plan Commission  
Kendall County  
1312 Wheeler Road  
Plainfield, IL 60544

RE: Amended Petition 20-05, Greg Dady on Behalf of DTG Investments, LLC, Special Use  
Permit for Truck Parking Area at property location: 3485 Route 126

The Na Au Say Township Plan Commission met November 4, 2020 at 7:00 A.M. at the Township Building, 1312 Wheeler Road, 60544. Present were commission members: Pam Wynne, Scott Cherry, Dave Schlapp, Rod Wheeler, Pete Pasteris

Points of discussion/support and concerns:

The number of vehicles—cars, trucks and trailers--parked at the site during business hours and outside of business hours, and ingress and egress of these vehicles, time periods of traffic activity and the resulting volume of traffic

The truck traffic from the business that is on the state highways and other roadways

The address of the location is the same as two other entities nearby because all were originally part of the same farm. This causes confusion when drivers are searching for the location.

The aesthetics and the attractiveness of the property

The adequacy and compliance of septic, drainage and other utilities

Future growth: Assuming any concerns can be resolved for the property of DTG Investments, what will future businesses requesting Ag Special Use expect as allowances for their trucking businesses?

The consensus in past discussions of each the Na Au Say Township Board and the Plan Commission has centered on concerns about this property and any future property under this Ag Special Use amendment. The consensus in both groups is that this is not a direction for our agricultural community, and there has been no dissent in either group to that consensus. A previous request from DTG for M-1 zoning was refused at the recommendation of Na Au Say township officials.

This text amendment will state limitations of acreage and location, because of concerns when trucking businesses would be added to Ag Special Use.

The vote: Those who vote in favor of this text amendment will indicate support for the stated limitations, and those opposed indicate the amendment not be added at all to Ag Special Use.

The motion was made by Pete Pasteris and seconded by Scott Cherry, "I move this commission support Amended Petition 20-05 as requested by property owners of 3485 Route 126. 'Truck Parking Area or Yard including Offices and Maintenance Facilities provided that the Use is limited to no more than 10 acres on a major state highway in the County Land Resource Management Plan.'" Pam Wynne called the vote and the motion failed by a vote of 2 in favor, and 3 opposed.

The motion to adjourn was made by Pete Pasteris and seconded by Dave Schlapp. Motion carried.

✓  
Signatures of Na Au Say Plan Commission and Township Board regarding the vote on Amended  
Petition 20-05 as discussed November 4, 2020.

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