

**VILLAGE OF JOHNSBURG
AUGUST 4, 2015 REGULAR MEETING OF THE
PRESIDENT AND BOARD OF TRUSTEES**

President Hettermann called the meeting to order at 7:00 p.m. in the Village Hall.

Attendees

Trustee John Huemann
Trustee Kevin McEvoy
Trustee Mary Lou Hutchinson (absent)
Trustee Tom Curry
Trustee Greg Klemstein
Trustee Kyle Frost
Village Attorney Michael Smoron
Village Engineer Tim Hartnett
Police Chief Keith VonAllmen

OMNIBUS AGENDA Trustee Huemann moved to approve the Omnibus Agenda. Trustee Curry seconded the motion. All Trustees present voted aye on the roll. Motion carried.

- Move to approve the minutes of the July 21, 2015 regular board meeting

- **Disbursements**

• General Fund	\$142,866.66
• MFT	
• Waterworks & Sewage Fund	2,777.94
• Debt Service	
• Total All Funds	\$145,644.60

PRESIDENT'S REPORT – President Hettermann recommended the appointment of Tom Benck to the Planning and Zoning Commission. He explained that Mr. Benck will continue to serve on the Public Works Committee as well. Trustee Huemann moved to appoint Mr. Benck to the Planning and Zoning Commission. Trustee Frost seconded the motion. All Trustees present voted aye on the roll. Motion carried.

President Hettermann requested consensus from the Board for the following committee appointments: Daniel Loud – Development and Governmental Affairs Committee; Lisa Kuna – Community Affairs Committee; James Barrett and Jacqueline Freund – Finance Committee; and Clark Bierman – Ordinance Committee. Trustee Huemann moved to support the appointments. Trustee McEvoy seconded the motion. All Trustees present voted aye on the roll. Motion carried.

OLD BUSINESS

GARRELTS ZONING REQUEST - Steve Garrelts returned before the board with Gary Rabine and Wayne Kurchina regarding a request for a text amendment and conditional use permit for an automobile outdoor sales lot in the B-2 zoning district. Mr. Garrelts submitted plans depicting the right of way for Route 31 in relation to the proposed sales lot layout. Mr. Kurchina stated that pictures were previously submitted depicting examples of the landscaping that would be used along the right of way. Employee parking will be provided to the rear of the building and no additional spaces will be provided for customers. Mr. Hartnett reported that he has not received any calculations to perform a review of the proposal. He questioned where landscaping would be placed as the State does not permit landscaping in

its right of way and the sales lot is encroaching into the right of way. Mr. Rabine stated that they planned to work on those details after the use was approved. Mr. Hartnett explained that the engineering and landscape layout need to be done before the conditional use is approved as they will become conditions of any approval considered. Trustee Huemann concurred that landscaping is a very important component of the proposal and needs to be addressed as a condition.

Much discussion occurred regarding concerns as to whether or not the use is appropriate for the zoning district and if the text amendment could be narrowly defined to limit where the use would be considered. Trustee Huemann stated that he expected the petitioner would have lighting and landscape details addressed at this time so that the board could consider action on the request. Ms. Peters suggested that before considering the text amendment, the petitioner incorporate required setbacks into his plan to determine if the use is feasible. Mr. Hartnett explained that they need to meet the minimum required setbacks as provided for in the Route 31 corridor similar to the Rose Plaza subdivision which incorporates a wider right of way, utility easements and a ten foot landscape easement. He offered to meet with the petitioner at no cost to go over the requirements. The petitioner was directed to work with Mr. Hartnett before returning before the board.

PRIVATE ROADS - Trustee McEvoy reported that he attended another meeting at the County regarding the funding plan for private roads. He reinforced that both municipalities and townships should be treated equally in consideration for funding. Trustee McEvoy stated that he would continue to represent the Village at the meetings and keep the board apprised.

ADJOURNMENT – Trustee Huemann moved to adjourn the meeting. Trustee McEvoy seconded the motion. All Trustees present voted aye. Motion carried at 8:22 p.m.

Respectfully Submitted

Claudett E. Peters
Village Administrator