

**VILLAGE of SUGAR GROVE
PLAN COMMISSION/ZONING BOARD of APPEALS
MINUTES of NOVEMBER 14, 2012**

1. **CALL TO ORDER**

The meeting of the Sugar Grove Plan Commission / Zoning Board of Appeals (ZBA) was called to order at 7:00 p.m. by Chairman Irv Ochsenschlager in the Village Hall Board meeting room.

2. **ROLL CALL**

Plan Commission/ZBA members present:

Irv Ochsenschlager, Ryan Reuland, Mary Heineman, and John Guddendorf

Absent: Jim Eckert, Don Meisinger, and Rebecca Sabo

Also present: Mike Ferencak, Village Planner and Richard Young, Community Development Director

3. **APPROVAL OF MINUTES OF THE OCTOBER 3, 2012 MEETING**

Motion made by **Commissioner Guddendorf** and seconded by **Commissioner Heineman** to approve the minutes of the October 3, 2012 Plan Commission meeting as presented.

The motion carried by unanimous voice vote.

4. **PUBLIC HEARINGS**

a. **Petition 12-014: 65 1st Street – Variances (Sugar Grove American Legion)**
Chairman Ochsenschlager opened the public hearing. He then asked for any persons in attendance planning to testify. There were none.

Petitioners' Request:

Mr. Ferencak presented an overview of the request. This is a request for three Variances for a deck that is now constructed. The applicant originally received Special Accessory Use approval from the Plan Commission for a smaller deck, but the applicant then decided to add a handicap accessible ramp to the site and tie it to the deck. They also wanted to enlarge the deck and add outdoor seating. The larger deck requires Variances for setback, parking, and screening. The deck was constructed with a building permit after a general discussion with the Village Board on May 15, 2012.

Staff reviewed the request and presented the findings in the staff report. Staff recommends approval of these requests.

Petitioner Presentation:

The petitioner was not present.

Public Comments/Questions: The public was not present.

Chairman Ochenschlager closed the public hearing.

b. Petition 12-013: Solar Energy System Ordinance – Text Amendment (Village of Sugar Grove)

Chairman Ochenschlager opened the public hearing. He then asked for any persons in attendance planning to testify. There were none.

Petitioners' Request:

Mr. Ferencak presented an overview of the request. This is a request by the Village for a text amendment to the Zoning Ordinance to add a section regulating solar energy systems. The draft text amendment distinguishes between large and small solar energy systems. It makes further distinctions between ground and building mounted small solar energy systems. These classes of solar energy systems then have appropriate regulations for each.

Staff reviewed the request. Staff recommended that the Plan Commission review and discuss the draft text amendment. Staff suggested that a recommendation is not needed tonight.

Public Comments/Questions: The public was not present.

The public hearing was left open at tonight's meeting.

5. OLD BUSINESS

None.

6. NEW BUSINESS

a. Petition 12-014: 65 1st Street – Variances (Sugar Grove American Legion)

Commissioner Guddendorf inquired about the setbacks in place along 1st Street. Staff explained that the deck is setback behind the fronts of neighboring buildings.

Commissioner Heineman asked about parking. Staff explained that the applicant is to submit a parking agreement with a neighboring property owner.

Commissioner Guddendorf made a motion seconded by Commissioner Reuland to recommend approval of the Variances to allow a deck that encroaches 19 feet into the 60 foot front yard setback (instead of the 5 feet allowed) pursuant to Section 11-4-7-E, to reduce the parking required for the deck from the required 3 parking spaces to 0 parking spaces pursuant to Section 11-4-7-L, and to eliminate the requirement for landscape screening at the perimeter of the deck pursuant to Section 11-4-7-K of the Sugar Grove Zoning Ordinance and incorporating to the findings of fact on page 3 of the staff report and incorporating the staff recommendation on page 7 of the staff report.

The motion carried unanimously by voice vote.

b. Petition 12-013: Solar Energy System Ordinance – Text Amendment (Village of Sugar Grove)

Commissioner Reuland asked if the kilowatt measurement presented was in terms of per day or per year. Staff stated they would check this and clarify at the next meeting. Commissioner Heineman asked staff to change the word “preferred” under letter C, number 10 to something more definitive. Commissioner Guddendorf asked staff to provide examples of decibel levels at the next meeting.

The Plan Commission tabled the discussion of the solar energy system ordinance until the next meeting.

7. PLAN COMMISSIONER COMMENTS, PROJECTS UPDATES and MISCELLANEOUS INFORMATION

American Heartland Resubdivision was approved by the Village Board at the October 30, 2012 special meeting.

Settlers Ridge Subdivisions and Amendment are still in discussion between the applicant and staff.

Hampstead Court’s engineer is meeting with EEI next week in preparation for bringing in a 90 unit building.

8. ADJOURNMENT

A motion was made by Commissioner Guddendorf and seconded by Commissioner Heineman that the meeting be adjourned at 7:30 pm.

The motion carried unanimously by voice vote.

Respectfully submitted,
Holly Baker
Substitute Recording Secretary