

**VILLAGE of SUGAR GROVE
REGULAR MEETING of the
PLAN COMMISSION/ZONING BOARD of APPEALS
MINUTES of May 20, 2015**

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, Jim Eckert, Heidi Lendi, and John Guddendorf

Absent: Gregory Wilson, Rebecca Sabo

Also present: Mike Ferencak, Village Planner and Walter Magdziarz, Community Development Director

3. **PUBLIC HEARINGS**

None

4. **OLD BUSINESS**

None

5. **NEW BUSINESS**

- a. Petition 15-006: Permitted Uses – Text Amendment (Village of Sugar Grove)

Commissioner Eckert asked where medical marijuana uses appear in the table. Staff explained that the opportunities for these uses are greatly restricted by the state law as applied to the geography of the Village. If a use is listed with a blank in a zoning district, does that mean a variance would be needed to locate the use? Staff stated a text amendment would be required to add the use to the ordinance.

Commissioner Guddendorf made comment about fitting uses into zoning districts and when they don't fit, having to process special requests. Staff explained that uses are constantly changing and not all potential uses can be predicted.

Chairman Ochsenschlager asked about the other changes to the zoning ordinance that would take place as staff identified in the report. Staff stated that zoning districts and use definitions be reviewed in conjunction with the use table. The format of zoning ordinance is such that some hierarchical changes may need to be made to accommodate these changes. Also, the lot development requirements may be placed in a table format.

Commissioner Lendi and Guddendorf then discussed concerns about organization of requirements so that they are easy to use for end users.

Commissioner Eckert suggested that after uses are cleaned up, the Commission could look at which uses are appropriate in which districts.

Staff will continue to work on the amendment and bring it to a future meeting for further discussion.

6. **PLAN COMMISSIONER COMMENTS, PROJECTS UPDATES and MISCELLANEOUS INFORMATION**

Mary Heineman – Submitted her resignation from the Plan Commission.

Window Signs – The zoning ordinance amendment was approved by the Village Board at their May 5, 2015 meeting.

Prairie Glen Office Park 2nd Minor PUD Amendment – The minor PUD amendment, with some changes, was approved by the Village Board at their May 5, 2015 meeting.

Settlers Ridge Subdivisions – The two plats were approved by the Village Board at their May 5, 2015 meeting.

7. **ADJOURNMENT**

A motion was made by Commissioner Eckert and seconded by Commissioner Lendi that the meeting be adjourned at 7:55 p.m.

The motion carried by unanimous voice vote.

Respectfully submitted,
Mike Ferencak
Village Planner