

VILLAGE of SUGAR GROVE
PLANNING COMMISSION/ZONING BOARD of APPEALS
MINUTES of January 17, 2018 REGULAR MEETING

1. **CALL TO ORDER**

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

2. **ROLL CALL**

Planning Commission/ZBA members present:

Irv Ochsenschlager, Jim Eckert (arrived at 7:04 pm), John Guddendorf, Gregory Wilson, and Larry Jones

Absent: Rebecca Sabo, and James White

Also present: Walter Magdziarz, Community Development Director
Renee Hanlon, Planning & Zoning Administrator

3. **APPROVAL OF MINUTES**

Commissioner Jones moved, Commissioner Guddendorf seconded, to approve Minutes of the January 10, 2018 Special Meeting of the Plan Commission. A chorus of “ayes” followed, there were no dissenters. Motion passed.

Chairman Ochsenschlager announced that he wanted to change the order of business from the meeting agenda and wanted to take Petition 18-001 at this point of the meeting.

4. **NEW BUSINESS:**

a. Petition 18-001: Schalz Resubdivision

Applicant: Philip Schalz

The Planning & Zoning Administrator described the nature of the application, that being the applicant desires to combine two adjacent lots in Hannaford Farm Unit 2 to make one building lot. The Plat of Subdivision is required because an existing drainage and public utility easement along the common side lot line need to be vacated in order to accommodate the construction of the residence on the property.

Commissioner Eckert moved, Commissioner Wilson seconded, to recommend the Village Board approve the Final Plat of Resubdivision for Schalz Subdivision. A chorus of “ayes” followed, there were no dissenters. Motion passed.

Chairman Ochsenschlager returned to the order of business on the meeting agenda.

5. **PUBLIC HEARING;**

a. Petition 18-002: Zoning Ordinance Text Amendment--Signs

Applicant: Village of Sugar Grove

Chairman Ochsenschlager called the public hearing to order at 7:05 p.m. The Applicant was sworn. The Planning & Zoning Administrator presented background explaining the need for the proposed changes (US Supreme Court decision) and the proposed changes to the sign regulations. The proposed amendment attempts to make the Village's sign regulations content-neutral to conform to the Supreme Court's decision and direction.

The Planning & Zoning Administrator responded to numerous questions from Commissioners about various types and usages of signs. Commissioners expressed concerns about the intensity of illumination, i.e., brightness, on some signs, on-premise and off-premise signs, signs displayed in the right-of-way, vehicles used as signs, and master sign plans. Commissioners also has interest in temporary signs, particularly the A-frame type. There also was discussion concerning enforcement and penalties for signs and permit requirements for illuminated signs.

After opening the floor to public comment and receiving no public comment concerning the proposed amendment, Chairman Ochsenschlager closed the public hearing at 7:45p.m.

OLD BUSINESS

None

6. **NEW BUSINESS**

a. Petition 18-002: Zoning Ordinance Text Amendment--Signs

Applicant: Village of Sugar Grove

Commissioners discussed the proposed amendment and raised three issues to address in the final form: luminance standards for electronic message centers, description of the building permit requirements, particularly the electrical permit for signs, and making the enforcement and penalty provisions more apparent in the sign regulations.

Commissioner Eckert moved, Commissioner Jones seconded, to recommend approval of the proposed sign regulations amendment with the addition of luminance standards for electronic message centers, terms for building permit requirements, particularly electric permits, and enforcement and penalties for violations of the regulations.

A chorus of "ayes" followed, there were no dissenters. Motion passed.

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

Commissioners provided positive comments on the proposed Meeting Handbook. Staff will refine and present the draft to the Commission at a future meeting.

Community Development Director Magdziarz provided an update on development projects throughout the village.

Next meeting of the Planning Commission/Zoning Board of Appeals is a Special Meeting on January 25, 2018.

8. **ADJOURNMENT**

Commissioner Guddendorf moved, Commissioner Jones seconded, to adjourn. A chorus of “ayes” followed, there were no dissenters. The meeting was adjourned at 8:09 p.m.

Respectfully submitted,
Walter Magdziarz
Recording Secretary