

Village of Poplar Grove
Planning Commission Minutes
(subject to approval of the committee)
Tuesday, January 5, 2010
7:00 p.m.

1.0 Call to Order: 7:00 pm.

1.1 Roll: Present: Don Bawden Paul DeBruyne
Ed Wethington Steve Mundy
Brad Rightnowar

1.2 Approval of December 7, 2009 Minutes:

Motion to approve: (Ed Wethington/Paul DeBruyne)
Vote: 4 – 0 Motion Passed

1.3 New Business:

A. Special Use Permit: Home Occupation

Requested by Joshua & Angela Shafala
Ravens Wood Subdivision

Public Hearing: opened 7:02 pm.

Speaking on behalf of approving the Special Use Permit request:

Mr. Joshua Shafala – submitter of request

Mr. Steve McMillan – resident of Burled Woods

Mr. Tim Geyer – resident of Burled Woods

Speaking on behalf of not approving Special Use Permit request:

Mr. Donald Koy – next-door neighbor

Mr. Larry Snyder – resident of Ravens Crest Subdivision

Public Hearing: closed 7:51 pm.

Following discussion by the Planning Commission:

Motion: Recommend approval of the submitted Special Use Permit to the Village Administrative Committee subject to the conformance with all articles of the Village's Ordinances.

Motion to approve: (Paul DeBruyne/Steve Mundy)

Vote by roll call: Unanimous Approval

B. Poplar Woods Subdivision: Preliminary to Final Plat

Mr. Bob Schoen, Kennedy Homes, was present to discuss the request to move "phase one" of the preliminary plat of Poplar Woods Subdivision to final plat. After discussion the following motion was placed on the table:

Motion: Grant the annual/one year extension for the preliminary plat of the Poplar Woods Subdivision. During this period of time, Kennedy homes will discuss with the village the following three areas of concerns:

1. Language in existing documents to assure the successful formation of a homeowners association.
2. Compliance with the village's Antimonotony Ordinance.
3. Discussion of park space, funding to purchase/replace playground equipment.

Motion to approve and move to
the Village Administrative Committee: (Ed Wethington/Paul DeBruyne)
Vote: 4 – 0

1.4 Old Business

A. Update: Schumacher property pre-annexation petition

Mr. Rightnowar updated the PC regarding the current status of the petition.

B. Commercial Development Standards:

Mr. DeBruyne will provide information necessary to begin the process of establishing commercial development standards for the village.

1.5 Adjournment:

Meeting adjourned: (Ed Wethington/Steve Mundy)

Time: 8:54 pm