

**Village of Poplar Grove**  
**Planning and Zoning Commission Minutes**  
**\*\*\* APPROVED\*\*\***  
**Tuesday, April 6, 2010**  
**7:00 p.m.**

**4.0 Call to Order:** 7:00 pm.

**4.1 Roll:** Present: Don Bawden Paul DeBruyne  
Ed Wethington Steve Mundy  
Brad Rightnowar  
Guests: Ryan Garcia – Batterman  
Jake Dykstra, Don Sattler, Jessica Roberts, Keith Mitchell,  
Ivan Schoen, and Steve Papesh

**4.2 Approval of January 5, 2010 Minutes:**

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

**4.3 New Business:**

**A. Special Use Permit Request: Public and Private Institutional/Church**

Requested by Maranatha Baptist Church  
Current Zoning: I – 1

The PZC reviewed the application presented by the church and Mr. Steve Papesh, architect for the church. After questions, answers, and discussion the PZC concluded the request met 8 of 9 “Special Use Permit Review Criteria” per Village of Poplar Grove Ordinance 8-3-9.

Motion: In accordance with the list of items (V.P.G. Ord. 8-3-9), this request be moved forward noting the following:

- Items 1 – 6 and 8 – 9 are acceptable (per Ord. 8-3-9)
- Item 7 – municipal services be required and a septic system not be allowed, and
- The village receives a dedication of right-of-way for Sage Square Road.

Motion to approve: (Paul DeBruyne/Steve Mundy)  
Vote: 4 – 0 Motion Passed

**B. Introduction of potential new PZC members**

Jake Dykstra, Don Sattler, and Jessica Roberts introduced themselves to the PZC

**C. Upcoming agenda item**

Mor-Agra Grain Handling, Inc. will be on our May agenda requesting a Special Use Permit to construct a building on the south east portion of their property.

**D. Proposed addition to “Guidelines for submitting agenda items**

The proposed additions were discussed and suggestions were made. The guidelines will be updated per discussion and implemented immediately.

**E. Resources for PZC members: code Book/wireless connection**

Brad indicated: A) the Administrative Assistant is in the process of becoming current with the codifier, and B) the new budget contains funds for updating technology in the village hall.

**F. Flow Chart**

An organizational flow chart was presented for informational purposes.

**G. Remuneration**

The rate of remuneration for PZC members was reviewed. In view of the current financial position of the village, some members of the PZC have elected to donate their services.

**4.4 Old Business**

**A. Update**

1. Brad updated the PZC regarding the Schumacher property pre-annexation petition and the progress of the proposed bike path through the village.
2. Lane Produce/Vegetable Stand will be requesting the approval of a Special Use Permit at the May meeting of the PZC.

**B. Commercial Development Standards:**

The gathering of information is continuing.

**4.5 Round Table**

Ed, Steve, and Don – Pass

Paul - questioned village versus county boundary lines relative to addressing developing “eye sores.”

**4.6 Adjournment:**

Meeting adjourned: (Ed Wethington/Steve Mundy)

Time: 8:19 pm