

**Village of Poplar Grove  
Planning and Zoning Commission Minutes  
Approved  
Tuesday, May 4, 2010  
7:00 p.m.**

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

**5.1 Roll:** Present: Don Bawden Paul DeBruyne  
Ed Wethington Steve Mundy  
Guests: Ryan Garcia – Batterman  
Jake Dykstra, Don Sattler, Jessica Roberts, - Members to be  
Glen Guthrie – Mor-Agra Grain Handling, Inc.  
Dan Lane and Nathan Noble – Lane Produce Stand

**5.2 Approval of April 6, 2010 Minutes:**

Motion to approve: (Paul DeBruyne/Ed Wethington)

Vote: 4 – 0 Motion Passed

**5.3 New Business:**

**A. Public Hearing: Special Use Permit Request – “Other Accessory Uses  
And Structures”/Building Construction**

Requested by Mor-Agra Grain Handling / Glen Guthrie

Current Zoning: I – 1

Hearing Opened: 7:02 pm

- Mr. Guthrie presented proposed building specs and a site plan.
- Approximately 12 members of the public reviewed the plans and asked questions of Mr. Guthrie.
- Concerns expressed by the public: Nancy Landrey was concerned about the increased truck traffic, John Haines expressed concerned of the noise created at 3:00 AM when trucks “drop” their containers. Mr. Guthrie responded to each of the concerns. Others were concerned about sight lines and water drainage. Mr. Guthrie indicated a row of trees will be planted on the north property line and he will create drainage ditches on his property to assist the neighbors with their water problem.
- Mr. Guthrie answered questions of the PZC

Motion: Motion to recommend approval of the requested Special Use Permit since the plan outlined by Mor-Agra meets the requirements for a Special Use Permit as described by Ordinance 8-3-9, subject to meeting appropriate sections of the village’s ordinances for drainage improvements and landscaping to screen the residences north of the property.

Motion to Approve: (Paul DeBruyne/Steve Mundy)

Vote: 4 – 0

Hearing closed: 7:38 pm

## **B. Special Use Permit Request: Lane Produce Stand – Discussion**

Dan Lane and his attorney Nathan Noble presented a special use permit request, a two page attachment of supplemental information, and eight photographs supporting the request of maintaining the “stand” with cosmetic improvements as outlined in the attachment/pictures.

The PZC discussed several items regarding the request:

- A building permit was not issued for the current “stand” which is in place twelve months a year
- The length of the “open” season needs to be established
- The aesthetics and safety of the “stand” are a concern
- It must be decided if the “stand” is governed by Village Ordinance 8-5-10 (C) or Village Ordinance 8-5-10 (D)
- The village must determine if a “stand” is permitted with the current zoning, as the stand would have to be an “accessory” use.

After extensive discussion, the PZC determined the next steps:

- Ryan and Don will contact the village attorney asking for a legal opinion if current zoning allows a “stand” as accessory use
- If a “stand” is permitted, the procedure/process for approval will be addressed as an initial request following all village ordinances and standards for C-3 zoning.
- The legal opinion from the village’s attorney will be forwarded to Mr. Noble/Mr. Lane. If Mr. Lane requests a special use permit, a public hearing will be held at the June 1, 2010 meeting of the PZC. Per the PZC approved calendar, any plans to be considered for action by the PZC must be submitted two weeks prior the meeting.

## **C. Harris Farm – Gerstad Builders**

Mr. Roger Gerstad presented some preliminary information regarding potential changes to the preliminary plat of the Harris Farm, east of the Poplar Grove Mall. In preparation for a possible future agenda item, the PZC will acquire a copy of the annexation agreement and clarify zoning issues.

## **D. Meeting Dates / Flow of requests**

Tabled to future meeting.

## **5.4 Old Business**

### **A Sign Permit**

Tabled to future meeting.

### **B. Commercial Development Standards**

Tabled to June meeting.

## **5.5 Round Table**

Jessica – questioned if potential new PZC members needed to attend the upcoming Administrative Committee meeting? Judi Zangs will respond.  
Don – expressed appreciation and thanks to Ryan Garcia of Batterman for prompt and substantial assistance with a multitude of issues over the past two years.

Others - pass

## **5.6 Adjournment:**

Meeting adjourned: (Ed Wethington/Steve Mundy)

Time: 9:18 pm