

**Village of Poplar Grove  
Planning Commission Minutes  
Monday, October 5, 2009  
7:00 p.m.**

**10.0 Call to Order:** 706 p.m.

**10.1 Roll:** Present: Don Bawden Paul DeBruyne Steve Mundy  
Ronald Quimby Ed Wethington  
And: Ryan Garcia Peter Scholl Judi Zangs

**10.2 Public Hearing :** Opened 7:07 pm  
Reason: Consideration of Special Use Permit request  
Submitted by: Maranatha Baptist Church/Scholl Construction Co.  
Purpose: Allow use of property currently zoned I – 1 for  
“Public and Private Institutional Use”/Church

Peter Scholl was present as the representative of the parties submitting the request. After examining the sketches provided, asking questions of Mr. Scholl, and discussing the material presented, the Commission expressed the following concerns.

1. Utilities – especially Sanitary Sewer – A) the sanitary holding tank concept presented on the sketch is not permitted by state law. B) Currently, there is not a municipal sanitary sewer line close to the property in question. C) The Boone County Soil and Water Conservation District report indicates, “51% of the site area soils have severe to very severe restriction for the treatment of septic system waste water.”
2. IDOT – There has not been any contact with IDOT to determine what costs may be associated with access from Highway 173.
3. The lack of architectural and elevation drawings do not provide the Commission with information to determine compatibility with other properties in the area.
4. A gravel parking lot and sidewalk is of concern.
5. The lack of pavement/driveway/parking lot layout/sidewalks/materials/grades/setbacks per code/building location/dimensions/lighting/landscaping, etc. information prevents the Commission from making an informed decision.
6. The requesting party was not aware the village would be requesting access to the southern end of the property for a potential east/west roadway.

Mr. Scholl is encouraged to bring information addressing these concerns to a future meeting for consideration by the Planning Commission. To allow time to gather this material, the chair entertained a motion.

Motion: Table the request by Maranatha Baptist Church to allow them the opportunity to provide additional information.

Ed Wethington/Paul DeBruyne

Vote: 5 – 0                      Motion Passes

Public hearing closed: 7:43 pm

**10.3 Approval of September 8, 2009 Minutes:**

Motion to approve: (Ed Wethington/Ron Quimby)

Vote: 5 – 0                      Motion Passed

**10.4 Round Table:**

Ron, Ed, Steve: Pass

Paul: Stressed the importance of incorporating ordinances addressing future commercial development.

Don: Congratulated Ron Quimby of his selection to fill the current vacant Trustee seat.

Ryan G. (Batterman): Suggested village forms like the Special Use Permit request form should include a check list of items which need to be submitted with the request so the village has the necessary information to make decisions.

**10.5 Adjournment:**

Meeting adjourned: Ed Wethington/Steve Mundy

Time: 8:02 pm