

**Village of Poplar Grove
Planning and Zoning Commission Minutes
Tuesday, October 4, 2011
7:00 p.m.**

Approved on November 1, 2011

- I. **Call to Order:** 7:00 pm
- II. **Roll**
PZC Members present: Paul DeBruyne, Jake Dykstra, Steve Mundy, Keith Richard, Don Sattler, Ed Wethington

PZC Members Absent: Jessica Roberts

Others present: Kathy Miller, Village Planner
Gina DelRose, Village Planner
Chris Dopkins, Village Engineer
John Neitzel, Village Trustee
- III. **Approval of September 6, 2011 Minutes:**

Motion to approve: (Ed Wethington/Steve Mundy)
Vote: 6 – 0 Motion Passed
- IV. **Public Addresses Commission** – no public comments
- V. **New Business:**
 - A. **Review and Discussion: Zoning Map – Existing and Proposed**
Gina described some of the changes to the zoning map resulting from the Zoning designations in the new Zoning Ordinance. The maps are not yet ready for final review, prior to public hearings and etc.
 - B. **Review and Discussion: Harris Farms Plat 1 – Plan Approval**
Chris, Gina and Kathy discussed the Plat and Plan approval processes in the Village. There were some issues with the plat review, the fees and the submittal timing. The Plat was not reviewed. The Plan have been reviewed and Chris recommended approval by the PZC so the developer could begin constructing the improvements before winter.

Motion to approve the Plan for Harris Farms Plat 1 subject to the draft resolution including 8 issues that need resolution prior to construction start

(Ed Wethington/Jake Dykstra) Vote: 6 – 0 Motion Passed
- VI. **Old Business:**
 - A. First Rockford Group will be submitting plans and permit applications for expansion of their storage facility south of Route 173.
- VII. **Round Table:**

Chris, Kathy, Gina, Kurt, Jeff, Maureen and Charlotte are holding staff meetings to discuss Village issues on the first Wednesday of each month. Paul suggested that if there were issues for the PZC, and if he is available, he would attend.

Gina and John discussed issues of semi parking at the Marathon station at Countryside Mall. A special use permit is required.

Gina mentioned the Zoning Maps are being redrawn by the GIS department.

Paul mentioned that he heard rumors that the Knolls of Boone entrance signs may soon become before the PZC. Jake and Paul will need to recues themselves from any votes.

VIII. Adjournment:

Meeting adjourned - Motion: Jake Dykstra/Don Sattler – Unanimous at 8:08 pm