



**Plan Commission Meeting**

**February 16, 2017**

**I. CALL TO ORDER:**

Chairman Hammond called the meeting to order at 7:00p.m.

**II. PLEDGE OF ALLEGIANCE:**

All present gave the pledge of allegiance.

**III. ROLL CALL:**

Tom Betsinger	Present	John Francis	Absent
Tom Yakaitis	Present	Mildred McNeal-James	Present
Patrick Kelsey	Present	Butch Distajo	Absent
Mike Hammond	Present		

Also present: Village Attorney Laura Julien; Director of Community Development Richard Young; Trustee Sperling; Executive Director of the Montgomery Economic Development Corporation Charlene Coulombe-Fiore and members of the audience.

**IV. APPROVAL OF MINUTES:**

**MOTION:** Motion was made by Commissioner McNeal-James to approve the minutes of the November 17, 2016 Plan Commission Meeting. Commissioner Betsinger seconded the motion. Motion passed 5-0.

**Ayes:** McNeal-James, Betsinger, Yakaitis, Kelsey and Hammond

**Nays:** None

**V. PUBLIC COMMENT PERIOD:**

There were no comments from the public.

**VI. ITEMS FOR PLAN COMMISSION ACTION:**

**a) 2017-001 Z Public Hearing and Consideration of the 2017 Official Zoning Map - Staff**

Director of Community Development Richard Young briefly discussed the zoning amendments and annexations to the 2017 official zoning map which was approved last year. Mr. Young summarized the properties the Village took action on and recommends approval.

Commissioner Hammond opened the public hearing. There were no comments from the public and the hearing was closed.

**MOTION:** Motion was made by Commissioner Yakaitis to approve the 2017 Official Zoning Map. Commissioner Kelsey seconded the motion. Motion passed 5-0.

**Ayes:** Yakaitis, Kelsey, Hammond, McNeal-James and Betsinger

**Nays:** None

**b) 2017-002 Z Public Hearing and Consideration of a Text Amendment to Section 13 of the Zoning Ordinance Regarding Off-Street Parking – Staff**

Mr. Young reviewed several proposed modifications to the parking code requirements in Section 13 of the zoning ordinance regarding off-street parking and loading. The zoning ordinance in Section 13 is being divided into several sections and broken out into multiple uses to simplify the interpretation to the code requirements and to build in flexibility. Staff recommends utilizing classifications from the Institute of Traffic Engineers (ITE) to establish a list of land use classifications throughout the zoning ordinance. Furthermore, staff is requesting that the Plan Commissioners review the proposed schedule of parking requirements and provide any feedback that may need to be addressed or incorporated prior to April 6, 2017 Plan Commission meeting.

Commissioner Hammond opened the public hearing. There were no comments from the public and the hearing was closed.

**c) 2017-005 SU Public Hearing and Consideration of a Special Use for a Recreation, Commercial Use Located at 1725 Crescent Lake Drive – Lloyd Ochenschlager**

Richard Young advised the Commissioners that the Petitioner has withdrawn the request for a proposed special use to allow for a baseball training facility to be located at 1725 Crescent Lake Drive.

Commissioner Hammond opened the public hearing. No comment from the public and the hearing was closed.

**VII. COMMUNITY DEVELOPMENT UPDATE/NEW BUSINESS:**

Richard Young provided many updates on new Commercial and Industrial businesses. Fuller's Car Wash, American Crystal Sugar Company and Nexeo are near operational. Old Dominion Freight Line should be fully functioning later this summer. Aurora University's two athletic fields will break ground this spring and the Ogden Hill multi-tenant building in the Ogden Hill Shopping Center is under construction. A possible apartment development may be presented in the near future.

**VIII. NEXT MEETING**

March 2, 2017

**IX. ADJOURNMENT**

Having no further business to discuss, the meeting was adjourned at 7:23 p.m. by Chairman Hammond.

Respectfully submitted,

Toula Coffey  
Administrative Assistant