



Plan Commission Meeting

August 4, 2016

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

Also present: Attorney Laura Julien; Director of Community Development Richard Young; Senior Planner Jerad Chipman; Village Engineer Tim Paulson; Montgomery-Countryside Fire Protection District Chief Tom Meyers; Trustee Denny Lee; 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 Vice-Chair Kelsey to approve the minutes of the July 7, 2016 Plan Commission Meeting. Commissioner Betsinger seconded the motion. Motion passed 6-0.

Ayes: Kelsey, Hammond, Francis; McNeal-James; Distajo and Betsinger
Nays: None

V. PUBLIC COMMENT PERIOD:

There were no comments from the public.

VI. ITEMS FOR PLAN COMMISSION ACTION:

- a) **2016-020 A, Z, FP Public Hearing and Consideration of an Annexation, Zoning and Final Plat for Old Dominion Freight Line Located on Aucutt Road.**

The Plan Commission discussed the proposed annexation, rezoning and final plat for Old Dominion Freight. Senior Planner Chipman stated that the Petitioner is proposing to construct a freight terminal on an unincorporated parcel on Aucutt Road. Staff is working with the Petitioner to address outstanding items pertaining to the plans and traffic study,

and is requesting that the approval be contingent upon planning, engineering, legal and landscaping review.

Village Engineer Tim Paulson addressed items related to the site engineering and stated that additional documentations were needed from the Petitioner in order to proceed with the development.

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

MOTION: Motion was made by Vice Chair Kelsey to recommend approval to the annexation, rezoning and final plat subject to review of the traffic study and review by Planning, Engineering, Landscape and Village Attorney. Commissioner Francis seconded the motion. Motion passed 6-0.

Ayes: Kelsey, Hammond Francis, McNeal-James, Distajo and Betsinger

Nays: None

b) 2016-021 Z Public Hearing and Consideration of a Text Amendment to Section 4 of the Zoning Ordinance Regarding Fences.

Senior Planner Chipman gave a brief overview of the staff report, stating that staff was recommending that galvanized chain link fence be permitted in the Manufacturing Districts as many properties currently have galvanized fences and the Zoning Ordinance precludes chain link fence in the front and corner side setbacks. As fences are not able to be located in the front and corner side setbacks, the result is that chain link fences would not be allowed to be located closer than twenty-five (25) feet from a street right-of-way and behind landscaping.

The Plan Commission discussed the text amendment to Section 4 of the Zoning Ordinance to allow chain link fences in the Manufacturing Districts to be galvanized metal rather than black vinyl coated. Black vinyl coated fences would continue to be required in the business districts.

Commissioner McNeal-James voiced concern in regards to promoting a higher aesthetic throughout the Village.

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

MOTION: Motion was made by Commissioner Francis to approve the text amendment to the fence standards. Commissioner Betsinger seconded the motion. Motion passed 5-1.

Ayes: Francis, Betsinger, Kelsey, Hammond, McNeal-James and Distajo

Nays: McNeal-James

VII. COMMUNITY DEVELOPMENT UPDATE/NEW BUSINESS:

a) Deviations to the Light Requirements found in the Landscaping and Screening Regulations of the Zoning Ordinance.

1) **Deviation requested by American Crystal Sugar Company proposing thirty (30) feet tall light fixtures.**

MOTION: Motion was made by Commissioner Francis to recommend approval of the deviation to the Zoning Ordinance to allow light fixtures to be install at a height of thirty (30) feet. Vice-Chair Kelsey seconded the motion. Motion passed 6-0.

Ayes: Kelsey, Hammond, Francis, McNeal-James Distajo and Betsinger

Nays: None

2) **Deviation requested by Nexeo proposing thirty (30) feet tall light fixtures.**

MOTION: Motion was made by Commissioner Francis to recommend approval of the deviation to the Zoning Ordinance to allow light fixtures to be installed at a height of thirty (30) feet. Vice-Chair Kelsey seconded the motion. Motion passed 6-0.

Ayes: Francis, McNeal-James, Distajo, Betsinger Kelsey and Hammond

Nays: None

3) **Deviation requested by CenterPoint proposing thirty (30) feet tall light fixtures.**

CenterPoint originally requested approval for installing light poles at a height of forty (40) feet, however, staff recommended a maximum height of thirty (30) feet based on research conducted of surrounding communities.

Commissioner Kelsey stated that he was in favor of allowing CenterPoint to be allowed the light fixture heights that they originally requested.

Commissioner Distajo was in favor of allowing the light fixtures to be installed at thirty (30) feet, however, expressed his opinion that doubling the Village's current standard to forty (40) feet was excessive.

MOTION: Motion was made by Vice-Chair Kelsey to recommended approval of the deviation to the Zoning Ordinance to allow light fixtures to be install at a height of forty (40) feet on light poles and thirty (30) feet on the building. Commissioner Francis seconded the motion. Motion passed 4-2.

Ayes: Kelsey, Hammond Francis and Betsinger

Nays: McNeal-James, Distajo

4) **Deviation requested by Old Dominion proposing thirty (30) feet tall light fixtures.**

Old Dominion originally requested approval for installing light poles at various heights including forty (40) feet, however, staff recommended a maximum height of thirty (30) feet based on research conducted of surrounding communities.

The Commissioners discussed the appropriateness of forty (40) feet high light fixtures and the request that the building lights be angled. The discussion resulted in the following motion.

MOTION: Motion was made by Vice-Chair Kelsey to recommended approval of the deviation to the Zoning Ordinance to allow light fixtures to be install at a height of thirty (30) feet in front of the building, forty (40) feet behind the front façade of the building and lighting on the building to be elevated and tilted. Commissioner Francis seconded the motion. Motion passed 4-2.

Ayes: Kelsey, Hammond, Francis and Betsinger

Nays: McNeal-James, Distajo

b) Comprehensive Plan Implementation Summary Part 2 – Summary Review Results.

Senior Planner Jerad Chipman summarized the Commissioners top 10 objectives from July's Plan Commission in regards to the Commercial and Industrial objectives that could be completed versus those that would be considered ongoing.

c) Election of Plan Commission Chair and Vice-Chair.

MOTION: Motion was made by Commissioner Distajo to elect Mike Hammond as Chairman. Commissioner Francis seconded the motion. Motion passed 5-0-1.

Ayes: Distajo, Betsinger, Kelsey, Francis and McNeal-James

Nays: None

Obstain: Hammond

MOTION: Motion was made by Commissioner Distajo to elect Patrick Kelsey as Vice-Chairman. Commissioner Francis seconded the motion. Motion passed 5-0-1.

Ayes: Distajo, Betsinger, Hammond, Francis and McNeal-James

Nays: None

Obstain: Kelsey

VII. NEXT MEETING

September 1, 2016

VII. ADJOURNMENT

Having no further business to discuss, the meeting was adjourned at 8:02 p.m. by Chairman Hammond.

Respectfully submitted,



Toula Coffey
Administrative Assistant