



VILLAGE OF MONTGOMERY

***Plan Commission Minutes of the
August 2, 2018 Meeting
Village Hall Board Room
200 N. River Street, Montgomery, IL 60538***

I. Call to Order

Chairman Hammond called the meeting to order at 7:26pm.

II. Roll Call

Absent: Tom Betsinger, Ryan Anderson and Nick Plattos.

Present: Tom Yakaitis, Patrick Kelsey, Mike Hammond, and Mildred McNeal-James.

Also Present: Village Attorney Laura Julien, Senior Planner Jerad Chipman, Director of Community Development Rich Young, Village Trustees Theresa Sperling and Doug Marecek and members of the audience.

III. Approval of the Minutes of April 5, 2018

Motion: Motion was made by Commissioner Kelsey to approve the minutes of 4/5/18.

Commissioner Yakaitis seconded the motion. Motion passed 4-0.

Ayes: Yakaitis, Kelsey, Hammond, McNeal-James

Nays: None

IV. Public Comment Period

There were no comments from the public

V. Items for Plan Commission Action

- a. 2018-011 Z Public Hearing and Consideration of a Text Amendment to the Zoning Ordinance Regarding Beekeeping – Staff.

Senior Planner Chipman gave a summary of the item outlined, that a request was made for staff to review policies on Bee Keeping. No reference is made specifically to bees in the current code. Historically bees have been interpreted as an inclusion to ordinance language regarding farm animals in agriculture, and only allowed in areas zoned as such. The item is being brought forth for discussion, as to whether this interpretation should be continued or if an amendment should be consideration. Chipman highlighted examples of what nearby towns are doing with such things as lot size requirements and fly away barriers to keep bee flight paths out of neighbors' immediate vicinity.

Commissioner Kelsey questioned if the Board asked for a review of the policy due to an insufficiency in the current ordinance. Which Senior Planner Chipman replied, yes. Kelsey followed up in asking if there were any parcels within the Village were zoned for agriculture, which there are none. Kelsey inquired if a parcel were to be annexed if it could keep its agricultural zoning, which they could. Commissioner Kelsey stated that everyone consumes something everyday that needs bees for pollination, and he was opposed to outright disallowance.

Commissioner Yakaitis asked if any residents had inquired about beekeeping, which Senior Planner Chipman, replied yes, one inquiry but their address was not known.

Chairman Hammond asked if staff was recommending a 10,000 square foot lot size requirement. Director of Community Development, Rich Young, replied that staff was seeking only a discussion at this point.

Commissioner Yakaitis spoke out in support of bee keeping on larger parcels.

Commissioner Kelsey stated that Naperville had encountered issues with it becoming a point of contention between neighbors, however he desires to keep pollinators in neighborhoods.

Chairman Hammond asked the commissioners if they would prefer beekeeping to be only in Agricultural zoned parcels. Commissioner Kelsey responded that he would also consider placement in public space as a special use, but not in residential. Commissioner Yakaitis had concerns with bee stings on public property. Commissioner McNeal-James stated that flexibility for the future is important, and that hives should be required to be registered with the state. McNeal-James continued that there is a push for environmental concerns and beekeeping should not be prohibited but have guidelines.

Senior Planner Chipman stated that staff would draft language for next meeting and reach out to the resident who had inquired on the topic.

- b. 2018-017 Z Hearing and Consideration of a Text Amendment to the Zoning Ordinance Pertaining to Various Fee and Deposit Provisions Currently Found Within the Village's Zoning Ordinance, Including, but not Limited to, Those Found in Sections 4, 12 and 14

Senior Planner Chipman addressed the commissioners in explaining that following the approval of the fee and deposit update, a little clean up of the text is needed. Chipman also noted that the Village was moving away from deposits in temporary use events.

Chairman Hammond inquired if cleanup after an event was often not done, which Chipman relied that it was rare.

Commissioner McNeal-James asked what happened in the case it was not done. Chipman replied that it would be handled through Code Enforcement with citation.

Chairman Hammond opened the public hearing.
There were no comments from the public.

Senior Planner Chipman stated that the item would go with the ordinance before the Board 8/27/18.

Chairman Hammond inquired if a resident wants to do something on Montgomery property, if a permit is required. Senior Planner Chipman responded that yes, a permit is required and that if the site is not cleaned up after the event, the Village would discuss it with the resident in question.

Motion: Motion was made by Commissioner Kelsey to approve b. 2018-017 Z Hearing and Consideration of a Text Amendment to the Zoning Ordinance Pertaining to Various Fee and Deposit Provisions Currently Found Within the Village's Zoning Ordinance, Including, but not Limited to, Those Found in Sections 4, 12 and 14. Commissioner McNeal James seconded the motion. Motion passed 4-0.

Ayes: Tom Yakaitis, Patrick Kelsey, Mike Hammond, Mildred McNeal-James
Nays: None

VI. Community Development Update/New Business

Senior Planner Chipman gave a brief overview of new business including the construction of a new Verizon store and plan submittals for a Learning Experience school, and a Dollar Tree. Chipman also highlighted each of the three areas on a map.

Chairman Hammond asked which direction the Dollar Tree building would face, which Chipman replied that it would face west. Hammond followed up in asking when construction could possibly begin. Chipman responded that it could be as soon as a couple weeks if approved.

Director Young announced that the Apartment complex that went before the commission previously had also just begun earthwork on their site to start construction. Senior Planner Chipman added that staff had worked with developers to obtain land for a 6 acre park as well.

VII. Next Meeting: September 6, 2018

VIII. Adjournment

With no other business to discuss, Chairman Hammond adjourned the meeting at 7:54.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Chris Wagner", with a stylized flourish at the end.

Chris Wagner, Plan Commission Secretary