

Zoning Commission

Regular Meeting

July 11, 2013

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The Regular Meeting was called to order by Chairman Spellman at 7:02 p.m. on Thursday, July 11th. Roll call found present Regular Members: Chairman Spellman, V-Chair Karen Siarkowski, Calvin Powell, John Nehrenz, Jim Kamps and Alternate Mel Kman.

Also present: Trustees Catherwood and Schulte and guests David Terry, Lawrence Houser, Ken Zadar, Ken Blum, Denny Krysh, Steve and Jenny Saksa, Chris Sender, Aaron Rasmussen, Brian Romanchok, J. Rob Pietruszka.

Chairman Spellman began the meeting agenda with the approval process of the June 6, 2013 Regular Meeting minutes. Jim Kamps made a motion to approve, seconded by Karen Siarkowski. Vote: BS=yes; KW=yes, JK=yes; MK=yes. JN and CP abstained.

Chairman Spellman noted the submission for Hinckley Corporate Park by Piro Investments. The proposal included preliminary site plan drawings. Chairman Spellman indicated that the Board had recently received the plans and has not had a chance to review thoroughly. Mr. Rasmussen representing the construction company outlined the project. The structure will be an approximately 11,400 sq. ft. masonry structure with a metal roof.

Chairman Spellman stated he will establish a site plan review committee and since there is no regular meeting scheduled in August, he inquired as to July dates for the site plan review. The Board indicated that Thursday, July 25th would work for all. Jim Kamps made a motion to hold the Piro Investment Site Plan Review on July 25th at 7 p.m. Seconded by John Nehrenz. Vote: BS=yes; KS=yes; JK=yes; CP=yes; JN=yes. The motion was amended by Jim Kamps to clarify that the proposal is a Preliminary Site Plan Review. Seconded by John Nehrenz. Motion unanimously approved.

David Terry, a trustee for the Hinckley Corporate Park Homeowners Association, stated that the tenants felt that the proposed project should be in accordance with the requirements of the current Association. He went into a lengthy discourse on the history of the development of the corporate park and the wishes of the current tenants. Several current tenants also offered similar comments. Mr. Rasmussen assured the attendees that the building would be a quality building and fit in with the current development. He stated that their intent to blend in is voluntary and they are not held by any deed restrictions to conform with Association requirements as verified by a detailed title search.

Dave Terry inquired as to outdoor storage. Mr. Rasmussen responded that they will conform to the zoning code and outdoor storage will be located in the back of the building. Mr. Terry then inquired as to signage. Discussion ensued as to shared signage.

Mr. Kamps reminded the applicants as to the storm water management requirements and Mr. Rasmussen assured him they were taking the proper steps with the County. Mr. Terry indicated that the plan had been previously submitted. Mr. Kamps reminded him that stricter requirements are now in place.

There being no further comment regarding the scheduling of the preliminary site plan review many in the audience excused themselves.

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New Business: None

Vice-Chairman's Report : None

Chairman's Report: Mr. Spellman noted a few minor modifications were made by the trustees on the Zoning Resolution proposal including: opacity requirements in front yard fencing, clarifications as to who will decide Similar Use Findings, clarifying non-conforming use language and allowable waivers for Conservation Development.

Mr. Kamps noted he had received a flyer for the annual APA conference. Chairman Spellman will request Mrs. Peterlin send information to Zoning Commission Members.

There being no other business the next Zoning Commission Regular Meeting is scheduled for Thursday, September 5th at 7 p.m.

John Nehrenz made a motion to adjourn at 8:37 p.m. Seconded by Calvin Powell. The motion was unanimously approved.

Minutes by Trustee Catherwood.

Minutes Approved: _____, 2013

William Spellman, Chairman

Karen Siarkowski, Vice Chairman

Jim Kamps, Member

Calvin Powell, Member

John Nehrenz, Member

Mel Kman, Alternate Member

(Absent)
Terry Walrath, Alternate Member