

**LOWELL PLAN COMMISSION MEETING
SEPTEMBER 10, 2015**

President Kelly called the meeting to order at 7:03P.M. The Pledge of Allegiance was recited. Recording Secretary Dianna Cade called the roll. Members answering the roll call were Rick Kelly, Craig Earley, Matt Felder, Don Parker and Christopher Salatas. Jim Konradi and Eias Carras were absent. Also present were Planning Consultant Jim Mandon, Town Attorney Nicole Bennett, Director of Public Utilities Greg Shook, and Town Engineer Craig Hendrix and four citizens.

APPROVAL OF MINUTES

Mr. Earley made a motion to approve the August 13 2015, regular meeting minutes, seconded by Mr. Parker and carried with six ayes.

PUBLIC HEARING:

PC #15-013, Town of Lowell – Amend sign standards section of zoning ordinance §155.104.

Mr. Mandon stated that he would like to review what the amendment was and then we could proceed with the public hearing. Discussion followed on the revisions made to the temporary sign standards section of zoning ordinance #155.104. Mr. Mandon stated it includes allowing businesses to have a special events sign or banner to primarily announce the opening or reopening of the business. Mr. Mandon stated it previously allowed only non profits and with this amendment businesses will be permitted and held to the same standards. Mr. Mandon stated that the duration for the sign/banner is not to exceed ten (10) calendar days.

Mr. Mandon stated that the changes to the permanent sign standards are pertaining to the Planned business B1 & B2 districts. Mr. Mandon stated that the first change is the amount of signage that is permitted. Discussion followed.

Mr. Mandon stated that the second change was free standing signs would not be permitted. Mr. Mandon stated that the current free standing signs would be allowed to remain and businesses would be permitted to change the panels or face of them as the businesses changed, but no new free standing signs would be allowed. Mr. Mandon stated that in order to encourage the use of more attractive ground signs on new properties, the provisions for them are being increased. Discussion followed.

Mr. Kelley opened the public hearing. With no one to speak for or against the petitioner, the public hearing was closed.

Mr. Early made a motion to forward a favorable recommendation to the Town Council to amend the sign standards section of zoning ordinance §155.104, seconded by Mr. Parker, and carried by a roll call vote of all ayes.

PC #15-014, Town of Lowell – Amending various ordinance chapters, including but not limited to; chapters 51, 52, 53, 152 and 155.

Mr. Craig Hendrix stated that he works for SEH, the town's engineers, and they were charged with developing new town standards. Mr. Hendrix stated that they started out as construction standards to replace the outdated ones. Mr. Hendrix stated that when he started working on them he saw that there were discrepancies between the standards and the ordinances and discrepancies in the ordinances themselves. Mr. Hendrix stated that due to this conflict, the project grew, and instead of updating the standards, the ordinances had to be revised also. Mr. Hendrix stated that they took out the conflicts and the construction feature of the ordinance and put them in the construction/design standards. Mr. Hendrix stated that you have to use the code and the ordinance in tandem. Attorney Bennett stated that deletions of outdated requirements were made. Attorney Bennett stated that the standards were put into a separate document and referenced in the ordinances. Attorney Bennett stated when the standards need to be modified it will be much easier, they can be revised without having to change the ordinance. Discussion followed. Mr. Hendrix stated that the ordinance set forth the law and the standards set forth the techniques. Discussion followed.

Mr. Kelley opened the public hearing.

Mr. Doug Ehens, 7425 Farrell Dr., Lakewood, IL stated that he was not planning on speaking this evening. Mr. Ehens stated he was here for the Meadowbrook/Sweetbriar Findings of Fact. Mr. Ehens stated that he is with Providence Real Estate and this public hearing piqued his interest, obviously. Mr. Ehens stated that the Meadowbrook property was developed a long time ago and the storm water system was put together under whatever ordinance was in place at the time. Mr. Ehens asked how this new ordinance will affect the development of those final pieces when that happens. Mr. Ehens stated that is something he really needs to understand going forward. Mr. Mandon stated that would be a question for Craig in terms of what has changed. Mr. Hendrix stated that we assumed he has preliminary plat approval and you would move forward with how that plat was developed. Mr. Hendrix stated that it seems to be a burden to change it on him when he has preliminary plat approval. Mr. Kelley asked if this is not retroactive. Mr. Hendrix stated if he has preliminary plat approval then I would not see it being retroactive. Mr. Hendricks stated if he does not, or it's expired, then I believe that it could affect it. Mr. Hendrix asked Mr. Mandon if he agreed. Mr. Mandon stated yes. Mr. Mandon stated that whatever standards were in place when the preliminary primary plat was approved, there is no point in the town going back and imposing new standards. Mr. Ehens asked if we will effectively have to re plat the southern phase, will that re trigger looking at it? Mr. Ehens stated he wanted to be very clear on that. Both Mr. Mandon and Attorney Bennett stated it may trigger. Discussion followed on the final plat that would be submitted on this property. Mr. Mandon stated that we will have to discuss this and check into it on whether the final plat will trigger the new standards. Mr. Ehens stated the records on the property are sparse at best and he does not know how the storm

water system was designed. Mr. Mandon stated let us check into it. Mr. Ehens stated that was his concern.

Mr. Kelley closed the public hearing.

Mr. Parker made a motion to forward a favorable recommendation to the Town Council to amend various ordinance chapters, including but not limited to; chapters 51, 52, 53, 152 and 155, seconded by Mr. Earley and carried with a roll call vote of all ayes.

FINDINGS OF FACT:

PC #15-012

Mr. Kelley read into record the Findings of Fact for PC #15-012, Bevest LLC, Don & Bonnie Cripe – request for zone change at 18306 Clark Rd. from A1 to R2.

Mr. Parker made a motion to approve the Findings of Fact and forward to the Town Council, a favorable recommendation seconded by Mr. Early and carried with a roll call vote of all ayes.

Sweetbriar/Providence

Mr. Kelley read into the record the Findings for Fact for Sweetbriar/Providence – insignificant modification to PUD and site plan approval.

Mr. Parker made a motion to approve the Findings of Fact for insignificant modification to PUD and revised site plan approval for the property identified as Meadowbrook Subdivision, phase 5,6, & 8 in Lowell, seconded by Mr. Earley and carried with a roll call vote.

PC #15-014

Mr. Kelley read into the record the Findings of Fact for PC #15-014, Town of Lowell, text amendment to the text of sewers, storm water management, storm water detention and subdivision regulations.

Mr. Parker made a motion to approve Findings of Fact and forward to the Town Council, a favorable recommendation, seconded by Mr. Earley and carried with a roll call vote of all ayes.

ANNOUNCEMENTS:

Mr. Parker stated that he would like to make sure that the staff, Jim, Craig, Greg and Tom Trulley, who is not here tonight, know that we appreciate your hard work and the effort that you put into this. Mr. Parker stated that this took a long time, and like Mr. Hendrix stated, there could be some stuff that was missed but if we review it from time to time and stay on top of it, we can keep it going. Mr. Parker also thanked Attorney Bennett and her staff.

ADJOURNMENT

With no further comments or questions, Mr. Parker made a motion to adjourn the meeting at 7:55pm, seconded by Mr. Salatas, and carried by a voice vote.

Rick Kelly, President

Elias Carras, Secretary