

**VILLAGE OF HINCKLEY
PLANNING COMMISSION MEETING MINUTES
NOVEMBER 4, 2019**

CALL TO ORDER: The meeting was called to order by Chairman Kula at 7:00 PM.

Present: Chairman Russ Kula, John McFarland, Rodney Davis, Gerald Bahl, and Joan Umano. Quorum Established.

Absent: Danielle Marion.

Also Present: Village Clerk Elizabeth Losiniecki, Attorney Kurlinkus, Trustee Mike Constant, and members of the public.

PLEDGE OF ALLEGIANCE: The pledge to the flag was recited.

PUBLIC COMMENT:

None.

AGENDA ITEM: Previous Meeting Minutes – 09/03/19 Presentation and Vote

Joan Umano moved to approve the previous meeting minutes from September 3, 2019 and Russ Kula seconded the motion. Roll Call Vote: McFarland-Aye, Davis-Aye, Bahl-Aye, Kula-Aye, Umano-Aye. Motion carried.

OLD BUSINESS

° **Agenda item for discussion:** Zoning Change Request – 335 W. Lincoln Ave.

Chairman Kula led a brief discussion regarding the Village-wide zoning change in 2009 that caused this address to be re-zoned into the business district. There were many other addresses in town that were changed to B-1. Many buildings in town are zoned B-1 that have people living in them. Attorney Kurlinkus advised the members to decide how they want these properties zoned (business or residential). Trustee Constant clarified that B-1 allows for residential use in the upstairs and Kurlinkus confirmed that as an allowable use. Umano stated that the property owner wants all three options (single family, multifamily and business) so that any potential buyer could purchase without having to pursue a zoning variance. She also commented that the parking in front lends itself to a business use. Jerry Bahl stated that there is no garage associated with this property. Attorney Kurlinkus stated that a public hearing would be required to change the zoning. Mr. Bahl stated that the property owner needs to make a formal request by filling out a zoning variance application. Attorney Kurlinkus stated that an allowable use letter could be provided to the property owner

NEW BUSINESS

° **Agenda item for discussion:** Village Alleys

Chairman Kula stated that Village President Nelson had asked the Planning Commission to review all alleys in town to assess if the Village should vacate. Umano stated that this should be done on an individual basis, not all at once. Attorney Kurlinkus stated that there are costs associated with vacating an alley (surveys, publications, land value). Russ Kula stated that most of the alleys in town are still in use. There was a brief discussion and Bahl stated that all of the alleys in town should be left as is. Kula stated that each alley should be assessed for utilities, business use, parking, fire department, police, etc. Bahl stated that if a resident requests that the alley be vacated then they should pay the fees.

° **Agenda item for discussion:** Zoning Variance Request – 220 S. Oak Street

Resident John Michels stated that he will be seeking a variance on the 25' setback requirement in order to put up a three car garage on the property. At this time he does not know exactly how many feet he will be seeking but will know as soon as the drawings and plat of survey are complete. Bahl asked if the existing garage will be taken down and Michaels stated that it would. Attorney Kurlinkus stated that the setback lines should be shown on the new plat with the new building drawn to scale and the actual set back variance being requested. A public hearing will be scheduled in December providing the applicant has all of the necessary paperwork submitted.

PLANNING COMMISSIONER COMMENTS, PROJECT UPDATES AND OTHER INFORMATION

Joan Umano stated that the Village had approved splitting Harvesting Our Future off from the Village. Harvesting Our Future will merge with the Hinckley Festival Association. Kula asked how the fireworks will happen with the new ball field at the high school. Umano stated that the fireworks will still be held at the high school and that the details are still being worked out.

Chairman Kula stated that the next meeting will be December 2, 2019 at the Village Hall.

ADJOURNMENT

Motion: Russ Kula moved to adjourn the meeting at 8:15 pm and Joan Umano seconded the motion.

Voice Vote: All members voted yes. Motion carried.

Russ Kula, Chairman

Elizabeth Losiniecki, Village Clerk