

**VILLAGE OF HINCKLEY  
PLANNING COMMISSION MEETING MINUTES  
AUGUST 1, 2022**

**CALL TO ORDER:**

The meeting was called to order by Chairman Pritchard at 7:00PM

**PRESENT:**

Chairman Robert Pritchard, Rebecca Von Drasek, Steve Kreitzer Matt Bish, Danielle, Quorum Established.

**ABSENT:**

Jennifer Klambauer, John McFarland

**ALSO PRESENT:**

Village Clerk Losiniecki, and Members of the Public.

**PLEDGE OF ALLEGIANCE:**

The Pledge of allegiance to the flag was recited.

**PUBLIC COMMENT:**

None.

**PREVIOUS MEETING MINUTES PRESENTATION & VOTE:**

Steve Kreitzer moved to approve the Planning Commission & the Zoning Board of Appeals / Public Hearing meeting minutes from July 5, 2022, motion seconded by Matt Bish.

**ROLL CALL VOTE:** Robert Pritchard- Aye, Rebecca Von Drasek-Aye, Steven Kreitzer-Aye, Matt Bish-Aye, motion carried.

**OLD BUSINESS:**

**Agenda Item: Land Use Map**

Chairman Pritchard provided a modified land use map to the board members. The proposed revisions included: removing housing on the south side of the railroad tracks, changing the zoning on the newly purchased village property, and changing the future zoning for the cement plant.

Pritchard advised he spoke with the owner of the concrete plant who advised the plant is going up for sale. The school is interested in a portion of the lot but are interested in a donation rather than a purchase.

Pritchard and Von Drasek spoke about a public listening / discussion session; the meeting will be scheduled for Wednesday Sept. 21, 2022 at 7:00PM at Village Hall. The Listening session will be posted on the Village Website and The Hinckley Update.

The board discussed Royal Estates regarding single family housing, the new builder & switching the park area. Von Drasek suggested the original design of the sub-division should be reviewed due to the fact the original design gave the village a park on the north end of the sub-division near the pond. Chairman Pritchard advised the Village Board has not requested the Zoning Board for assistance in Royal Estates. The Zoning Board has requested a copy the comprehensive plan document so plan can be updated.

**Agenda Item: Solar Project Update**

Chairman Pritchard advised on August 22, 2022 Progressive Energy will present, to the Village Board, a vision on how to put solar on the new property purchased by the village.

**Agenda Item: Grant Award**

A check for the Grant Award will be presented at the August 8<sup>th</sup> Village Board meeting. Chairman Pritchard asked the Zoning Board to seek a qualified intern. Kreitzer advised he started working on the intern job description and upon its completion will send it to Clerk Losiniecki so it can be posted. Members of the board will review the applications and conduct interviews.

**NEW BUSINESS: Gaming Parlors**

Chairman Pritchard provided the board members a list of collar cities (Hinckley included) where establishments having gaming machines, the number of terminals and the revenue generated.

**PUBLIC COMMENT:**

Frank Peterson spoke to the board advising he wants to put in a gaming parlor either at 105 W. Lincoln or 146 W. Lincoln. Mr. Peterson advised the gaming parlor would not have hot food, but would provide sandwiches, juices, and alcohol. Reference the gaming machines he would be allowed up to six machines. Mr. Peterson advised his target demographic is female, age 55 plus. Mr. Peterson reminded the board that a gaming parlor is a sales tax generator & would be a safer environment.

Von Drasek asked for the purpose of Mr. Peterson's presentation, and through discussion it was determined that a text amendment is needed to include gaming parlors & to have an allowed use in a zoning district and if a special use permit is needed that should be applied for simultaneously. Von Drasek also advised she would like to inquire on crime related incidents in other towns relating to gaming, and to have Mr. Peterson prepare a formal presentation, prepare the text amendment, and present that to the zoning board.

**PLANNING COMMISSION COMMENTS, PROJECT UPDATES, OTHER INFORMATION:**

Chairman Pritchard introduced Sharlene Thomason as a possible planning commission member replacing Danielle Marion

**ADJOURNMENT:**

Chairman Pritchard asked for a motion to adjourn the meeting at 8:11PM. Steven Kreitzer made the motion to adjourn which was seconded by Matt Bish. **Voice vote:** all in favor. Motion carried.

The next Planning Commission meeting will be held on September 6, 2022 at 7:00 pm.

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Robert Pritchard, Chairman

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John Weibler, Deputy Clerk