

**VILLAGE OF HINCKLEY
PLANNING COMMISSION MEETING MINUTES
MARCH 4, 2024**

CALL TO ORDER:

Chairman Pritchard called the meeting to order at 7:00PM

PRESENT:

Chairman Robert Pritchard, Sharlene Thomason, Rebecca Von Drasek, Steven Kreitzer, Matt Bish, Tim Sellers - Quorum Established.

ABSENT:

Franklin Bartels

ALSO PRESENT:

Trustee, Michael Constant, & Members of the Public.

PLEDGE OF ALLEGIANCE:

The Pledge of allegiance to the flag was recited.

PUBLIC COMMENT:

None.

PREVIOUS MEETING MINUTES PRESENTATION & VOTE:

Approval of the Minutes from the February 5, 2024 Planning Commission Meeting.

Chairman Pritchard asked for a motion to approve the corrected minutes (misspelling of Phillips & change Rachael Sorensen's effective resignation from March 31, 2024 to March 1, 2024). Member Kreitzer made the motion to approve the corrected minutes which was seconded by member Von Drasek.

ROLL CALL VOTE:

Robert Pritchard- Aye, Sharlene Thomason – Aye, Rebecca Von Drasek – Aye, Tim Sellers – Aye, Steven Kreitzer – Aye, Matt Bish – Aye, motion carried.

NEW BUSINESS:

Annexation & Rezoning Proposal

Chairman Pritchard introduced Lauren Hillis who's employer, Atwell Consulting Engineering & Construction, represents 84 Lumber. Chairman Pritchard advised the board that 84 Lumber wishes to annex and rezone a parcel of property into the Village of Hinckley.

Ms. Hillis advised 84 Lumber wishes to annex the vacant lot to the East of 84 Lumber (801 E Lincoln Ave.) and rezone the property to light industrial. All the required paperwork has not been completed as of tonight's meeting, but will be forthcoming.

Member Von Drasek inquired if the annexation agreement provided to the members was drafted by the village attorney & provided to 84 Lumber; Answer Yes. Member Von Drasek advised Ms. Hillis in addition to the required paperwork a site plan is needed and asked if the property will be operated in conjunction with the current existing facility; Answer Yes. Member Von Drasek asked Ms. Hillis if the development plan will include upgrades to the existing facility; Ms. Hillis was unable to provide an answer. Member Von Drasek concluded by stating, "As I sit here" there are problems with the existing facility & the expectation is that improvements will be included in the redevelopment plan.

Member Kreitzer asked if there would be any cost to the village for sanitary & water, he was advised the cost is paid by the applicant.

Trustee Constant asked for clarification on ownership of property, that will be provided on the application.

Chairman Pritchard asked Ms. Hillis if she anticipates any drainage issues; Ms. Hillis does not perceive any problems.

OLD BUSINESS:

Discussion on the Marketing Grant:

Chairman Pritchard advised the board that he has not heard from Rachael Gorsuch-Sorensen since her resignation, he will attempt / continue to follow up with her.

Chairman Pritchard spoke with the Hinckley Business Assoc. reference their thoughts on the Hinckleyhub website, the balance of grant money and a possible proposal to promote Hinckley. Chairman Pritchard stated the Business Assoc. questions the value of the Hinckleyhub web site, due to the existing number of Hinckley websites.

Member Bish stated the site should have a community calendar. Trustee Constant related a community calendar exists on the library's web site.

Member Thomason related it is hard to see the Hinckleyhub calendar when using a cell phone.

Member Bish said it would be ideal to turn everything over to the Business Assoc. so they could post their events.

Chairman Pritchard concluded by saying we need someone to continue working with other chambers of commerce so people outside our community are aware of Hinckley's events i.e., Hinckley fireworks festival.

Chairman Pritchard will follow up with the Business Assoc.

Discussion on Draft Landscape Ordinance:

Chairman Pritchard asked the members to go thru the ordinance.

(62-75 Definitions)

Chairman Pritchard asked the members if there are any items not listed and need to be defined; Member Kreitzer advised he does not have any additions or subtractions.

(62-76 Purposes)

Chairman Pritchard spoke of the six purposes, Build awareness, provide consistent landscape, enhance natural appearance, conserve energy, site features & promote biodiversity.

(62-77 Landscape Plan)

#1 (landscape plan for new development & redevelopment)

Chairman Pritchard read what needs to be included in the plan & that all plans would be reviewed & approved by the planning commission.

#2 (Quality & Size) deals with the quality and size of material.

Member Von Drasek related this current plan lacks actability which she believes is in the 2007 version. Chairman Pritchard related this plan only applies to new development and any redevelopment.

#3 (Species)

Chairman Pritchard related Species are not named because this ordinance refers to other documents within the ordinance that detail the preferred and a non-evasive list.

#4 (Spacing)

Proper spacing for trees , minimum number of trees, defines Parking lots front, rear & side yards, distance a tree can be planted from a sidewalk or curb.

#5 (Preservation)

Replacing trees that were removed due to development.

#6 (Retention / Detention ponds)

This section refers to the stormwater drainage ordinance. Member Bish suggested that the type / material of drainage tile should be mentioned in an ordinance.

(62-78 Landscape maintenance)

Chairman Pritchard asked if any members had comments, Under #5 (Tree Stumps) unless a tree stump is used as wildlife habitat it will be removed to at least ground level. Member Von Drasek related she would like the stumps to be at ground level.

(62-79 Enforcement)

Chairman Pritchard advised this section was copied from the current Village of Hinckley Ordinance Chapter 1 Section 110.

Member Kreitzer advised he likes the streamlined approach with this ordinance.

Member Von Drasek related landscaping in general is rarely objected as long as there is a standard.

Chairman Pritchard asked the members to consider which section the landscape ordinance should be filed under; chapter 62 or the chapter 74.

Chairman Pritchard concluded by asking the board members if this ordinance should go before the public at the next meeting, all members agreed to bring the ordinance before the public at the April 1, 2024 meeting.

Update on Solar Garden & Prairie Area:

Chairman Pritchard advised the contract with the solar company has been dissolved. Chairman Pritchard related the Prairie Area is still a possibility and the commission should start exploring grant options.

PLANNING COMMISSION COMMENTS, PROJECT UPDATES, OTHER INFORMATION:

Clerk Weibler spoke of the Baie property on the corner of Donald & Lincoln Ave where there are two residences on one lot & the possible variance request. And the possibility of outdoor storage at 140 Wahlgren.

PUBLIC COMMENT:

None

ADJOURNMENT:

Chairman Pritchard asked for a motion to adjourn, Member Bish made the motion which was seconded by Member Kreitzer.

ALL IN FAVOR VOTE:

Chairman Robert Pritchard – Aye, Sharlene Thomason – Aye, Rebecca Von Drasek – Aye, Frank Bartels – Aye, Steven Kreitzer – Aye, Matt Bish – Aye. Motion Carried.

Chairman, Robert Pritchard

Deputy Clerk, John P. Weibler