

MINUTES OF THE
CREST HILL PLAN COMMISSION
March 9, 2011

The March 9, 2011 Plan Commission meeting was called to order by Chairman Nate Albert at 7:00 p.m. in the City Council Chambers of the City Building.

The Pledge of Allegiance was recited in unison.

Roll call indicated the following present: Chairman Nate Albert, Commissioner John Evans, Commissioner Gordon Butler, Commissioner Linda Strysik, Commissioner Peter Delaney, Commissioner John Stanton, Commissioner Ken Carroll.

Also present were: City Attorney Heather McGuire, Building Commissioner Steve Kuczkowski, Reception Clerk Laurie Thrasher.

Absent were: None.

Chairman Albert presented the minutes from the regular meeting held on January 12, 2011 for Commission approval.

(#1) Motion by Commissioner Delaney, seconded by Commissioner Carroll to approve the minutes from January 1, 2011 as presented.

On roll call, the vote was:

AYES: Commissioner Delaney, Carroll, Chairman Albert, Commissioners Strysik, Stanton, Evans.

NAYES: None.

ABSENT: None.

ABSTAIN: Commissioner Butler.

There being six (6) affirmative votes, the MOTION CARRIED.

(21)

PUBLIC HEARING: Chairman Albert opened the public hearing on the text amendment to the zoning ordinance at 7:02 p.m.

(#2) Motion by Commissioner Strysik, seconded by Commissioner Delaney to open the public hearing on the text amendment to the zoning ordinance.

On roll call, the vote was:

AYES: Commissioner Strysik, Delaney, Evans, Carroll, Stanton, Butler, Chairman Albert.

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.

(37)

(47) Chairman Albert asked Building Commissioner Kuczkowski to go over the text amendment. He explained that this is in regards to recreational vehicles parking in the city. Commissioner Kuczkowski explained that if a resident currently has a gravel driveway they can maintain it as such. If the resident were to expand the size of the driveway then they would have to make it a hard surface such as concrete, asphalt or paver blocks. Under section 4.12-8.1 (c) the parking space would have to be at least a minimum length of the recreational vehicle and at least a minimum width plus four feet wider than the recreational vehicle. Chairman Albert asked if residents could come before the Commission and Council to get a variance from this ordinance. Commissioner Kuczkowski did not believe this was an option. Chairman Albert asked what would happen if the resident purchased a vehicle that was larger than the original. Commissioner Kuczkowski explained that if the current driveway is gravel it doesn't apply. If the vehicle were longer, there is a chance that it will over hang the sidewalk and would be in violation. Chairman Albert said that in the Richland area there are a number of properties where people have extended their driveways on the side of their homes for the vehicles. Commissioner Evans explained that in Ward I and Ward II residents have dug out gravel pads to park the vehicles. Chairman Albert asked how this ordinance varies from the one that is in place. Commissioner Kuczkowski explained that the previous ordinance never really addressed this. Commissioner Strysik asked who would be enforcing this ordinance. Commissioner Kuczkowski explained that enforcement would be done between the Police Department and Code Enforcement. Commissioner Strysik asked in regards to a vehicle being parked for 48 hour period, could a person park the vehicle on one side of the driveway for 48 hours and then move it to the other side of the driveway for another 48 hours. Commissioner Kuczkowski explained that this is for temporary parking for a non-resident, not a resident. If you own the boat or RV you can keep it parked in your driveway. If you want to park it in the rear yard or side yard it has to be on a hard surface. Commissioner Carroll asked if you have an RV and get a larger one do you have to increase the size of the hard surface and you would. Commissioner Stanton asked about lot coverage. Commissioner Kuczkowski explained that lot coverage is 55% and is covered by another ordinance. If it is pervious than it would be counted as lot coverage. If it is impervious such as paver blocks it would not be counted. Commissioner Delaney explained that he is against this ordinance and feels that it would be a burden on the home owners to make them pave an area to park their trailers or RV's. Discussion followed. Commissioner Stanton agreed that this is a good ordinance, but agreed with Commissioner Delaney about the burden on the home owners. Is there a way that we can put this on hold until finances improve. Commissioner Kuczkowski said that he felt that if you have a boat or RV, and it's parked in your driveway you would comply. If you can't park it in the driveway then you would need to put in a hard surface. We had several work shops on this matter and the Council room was full of residents. The residents were allowed to give their input and this ordinance is a result of those meetings. Commissioner Carroll asked if someone has a vehicle parked on gravel in an area other than a driveway, would they have to convert the gravel to hard pavement and they would. Commissioner Evans asked about the "pod" type storage containers. Commissioner Kuczkowski explained that we currently do not have an ordinance that pertains to pods, only storage containers. Chairman Albert asked how many residents are going to be affected by this ordinance and Commissioner Kuczkowski thought about a dozen.

Chairman Albert asked if we are going to immediately go after this is passed and enforce it. Commissioner Kuczkowski said that we will be looking at it on a case by case basis. Commissioner Stanton asked if we are going to have a deadline to conform. Commissioner Kuczkowski explained that the ordinance goes into effect upon passage. Every situation is going to be different. You can't pave during the winter and we will try to address the issues in the warmer months. We will work with the home owners and if they need a reasonable extension we will take it into consideration. Commissioner Stanton feels that we need to have a deadline, possibly by the end of construction season. Discussion followed. Chairman Albert asked for comments or questions from the audience.

(938) Sheldon Latz 1804 Lincoln explained that he attended the work shops and the council room and lobby was packed with residents. He feels that this ordinance is a good compromise for the city and the residents.

(#3) Motion by Commissioner Carroll, seconded by Commissioner Evans to close the public hearing on the text amendment to the zoning ordinance at 7:27 p.m.

On roll call, the vote was:

AYES: Commissioner Carroll, Evans, Delaney, Butler, Stryzik, Stanton, Chairman Albert.

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.

(974)

(#4) Motion by Commissioner Stanton, seconded by Commissioner Evans to recommend to the City Council approval of the text amendment to the zoning ordinance pertaining to recreational vehicles.

On roll call, the vote was:

AYES: Commissioner Stanton, Evans, Chairman Albert, Commissioners Stryzik, Butler, Carroll.

NAYES: Commissioner Delaney.

ABSENT: None.

There being six (6) affirmative votes, the MOTION CARRIED.

(1000)

There being no further business before the Commission a motion for adjournment was in order.

(#5) Motion by Commissioner Evans, seconded by Commissioner Delaney to adjourn the March 9, 2011 Plan Commission meeting.

On roll call, the vote was:

AYES: Commissioner Evans, Delaney, Butler, Stryzik, Chairman Albert, Commissioners Stanton, Carroll.

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.
(1027)

The meeting was adjourned at

COMMISSION CHAIRMAN

As approved this 13th day of April, 2011

As presented _____

As amended _____