

MINUTES OF THE
CREST HILL PLAN COMMISSION
February 9, 2022

The February 9, 2022 Plan Commission meeting was called to order by Chairman Jan Plettau, 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 Jan Plettau, Commissioner John Stanton, Commissioner Ken Carroll, Commissioner Bill Thomas, Commissioner Angelo Deserio, Commissioner Jeff Peterson, Commissioner Cheryl Slabozeski.

Also present were: Administration Clerk Laurie Thrasher, Interim Planner Maura Rigoni.

Absent was: City Attorney Mike Stiff.

Chairman Jan Plettau presented the minutes from the regular meeting held on December 8, 2021 for Commission approval.

(#1) Motion by Commissioner Peterson, seconded by Commissioner Deserio, to approve the minutes from the Plan Commission meeting held on December 8, 2021 as presented.

On roll call, the vote was:

AYES: Commissioner Peterson, Deserio, Thomas, Slabozeski, Chairman Plettau.

NAYES: None.

ABSENT: None.

ABSTAIN: Commissioner Stanton, Carroll.

There being five (5) affirmative votes, the MOTION CARRIED.

(35)

PUBLIC HEARING: (52) Chairman Plettau asked for a motion to open the public hearing on case #SU-22-1-2-1.

(#2) Motion by Commissioner Carroll, seconded by Commissioner Deserio, to open the public hearing on case #SU-22-1-2-1.

On roll call, the vote was:

AYES: Commissioner Carroll, Deserio, Stanton, Peterson, Thomas, Slabozeski, Chairman Plettau.

NAYES: None.

ABSENT: None.

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

(74)

(82) Administration Clerk Thrasher informed the Commission that the necessary paperwork was in order, but the notification to surrounding property owners has been delayed. Interim Planner Rigoni explained that the petitioner sent out the notifications, but

it was after the necessary date. We will hold the public hearing tonight and then continue the request until the next meeting so that proper notification can be done.

The public hearing was opened at 7:05 p.m.

(112) Chairman Plettau presented case #SU-22-1-2-1, request of Bays Industrial Park LLC for a special use for the property located at 1716 Tomich Ct. Unit B. Chairman Plettau swore in the petitioner. James Servantez addressed the Commission. He would like to be able to rehab and sell vehicles at the property. There will be no outdoor storage or sale of vehicles. Everything will be done inside the existing building. He will have to go to the Secretary of State to take the necessary classes. The State Police will have to do an inspection of the shop. Mr. Servantez only plans to sell 4 to 5 cars per year. Sale of vehicles will be by appointment only through the internet. Potential buyers will have to be able to view the vehicles so the shop will not be packed. Interim Planner Rigoni gave a presentation. Four conditions to consider as part of the special use would be on-site customers by appointment only. There be no outdoor display of vehicles or any products or material for sale. There be no outdoor storage of vehicles, products, or material. Also, no display of temporary signs used to advertise the sale of vehicles or products sold on the premises. These conditions would help to diminish additional traffic in the cul-de-sac. Commissioner Peterson asked if Mr. Servantez owns the auto shop next door. He does not. Mr. Servantez has had a business at another location on Tomich Ct. for roughly 13 years. This unit is used for the storage and repairs of semis. Commissioner Peterson asked where the inventory for sale will come from. Mr. Servantez explained that the cars would come from an auto auction. In order to purchase cars from them he has to have a dealer's license. This will not be a traditional car dealership with hours from 9:00 a.m. to 9:00 p.m. Commissioner Peterson how the advertising will be done. It will be on the internet, such as Craig's list or Marketplace. Commissioner Peterson asked if a buyer wants to test drive the vehicle, are they going to be driving down Weber Road. Mr. Servantez explained that a potential buyer would want to take it for some type of test drive. Commissioner Peterson asked what would happen if Mr. Servantez goes to the auction and there are more than 5 cars for sale that he would be interested in. Mr. Servantez explained that he would rehab a vehicle, put it up for sale and then move onto the next one. Traditional car lots use lines of credit when they purchase vehicles, and he is not looking to do that. Commissioner Peterson asked if there would be any employees other than Mr. Servantez. There would be one other person that would be working on the vehicles with him. Commissioner Carroll questioned the repair and sale of semi-tractors. Mr. Servantez explained that on occasion you will come across one that is in need of minor repair. He would only be working on single cab, no extended sleeper cabs. Commissioner Carroll questioned a weight limitation on vehicles that can be allowed. Planner Rigoni went over the section of the ordinance that pertains to the weight limit and restrictions on vehicles. Commissioner Carroll asked if there would be regular business hours. Mr. Servantez does not anticipate being there after 5:00 p.m. Commissioner Stanton questioned the large parking lot on the side of the property. Can this be utilized for this business for parking and can it be fenced in. Planner Rigoni explained that we can specify that parking can only take place at 1716 Tomich Unit B and no where else. If he wanted to expand to another unit, he would have to seek a special use for that unit. Mr. Servantez explained that per the property owner, the parking lot is

broken down into specific parking areas for each business. His parking would be in front of his unit only. Planner Rigoni referred back to the conditions to consider. One is for no outdoor storage of vehicles, products, or material. The other is for no outdoor display of vehicles or any product, materials for sale. We can also add a provision that all operations take place inside of the building. Mr. Servantez asked if a customer wants to take a vehicle for a test drive and it is sitting outside prior to their arrival, would he be ticketed. Planner Rigoni explained that this would be a different circumstance. You are not storing the vehicle outside. Chairman Plettau questioned set hours for the business such as 9:00 a.m. to 5:00 p.m. Discussion followed on acceptable hours of operation. Mr. Servantez explained also in the past some of the businesses have used the cul-de-sac as a test track for vehicles that they are repairing. Chairman Plettau questioned sprinklers in the building. Mr. Servantez said that the Fire Department has done inspections on a regular basis and has not indicated that they need them. Planner Rigoni explained that prior to them opening as a business they will have to go through a business inspection and building inspection and will have to correct any code violations. Commissioner Thomas asked, by approving this special use are we opening the door for anyone with a three-car garage to open up a repair shop and internet car sales at a residence. Planner Rigoni explained that the zoning ordinance would not allow for that. Auto sales are only allowed in a B zoning district or M zoning district. The R zoning district does not allow for car sales. Mr. Servantez explained that this is how a lot of vehicles are being sold, through the internet. Planner Rigoni explained that before someone can secure a dealer's license to sell vehicles from the State, the municipality has to sign certain paperwork regarding the zoning. Commissioner Carrol would like to add a condition to the special use. That operations take place during daylight hours to eliminate the need for extra lighting. Mr. Servantez would agree to the hours of 9:00 a.m. to 5:00 p.m. Monday to Saturday. Commissioner Deserio felt that because this is an internet business by appointment only, the hours of operation should not really be a concern. Commissioner Stanton felt that we should not limit the hours and days. He is only proposing the sale of five cars per year. Planner Rigoni explained that if we make the hours a condition of the special use and he wanted to sell a vehicle outside the parameters he would have to come back and go through the procedure to amend the special use. Mr. Servantez explained that he can apply for the special use and get approval from the City, but the State can still deny the dealer's license. There are certain rules you have to abide by with the State. Discussion followed on the rules for internet sales and the Sunday car sale rule.

(#3) Motion by Commissioner Deserio, seconded by Commissioner Carroll, to table and continue the public hearing on case #SU-22-1-2-1 until the March 9, 2022 Plan Commission meeting.

On roll call, the vote was:

AYES: Commissioner Deserio, Carrol, Stanton, Peterson, Thomas, Slabozeski, Chairman Plettau.

NAYES: None.

ABSENT: None.

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

(1476)

PUBLIC COMMENTS: (1494) There were no citizens wishing to address the Commission.

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

(#4) Motion by Commissioner Thomas, seconded by Commissioner Stanton to adjourn the February 9, 2022 Plan Commission meeting.

On roll call, the vote was:


AYES: Commissioner Thomas, Stanton, Carroll, Chairman Plettau, Commissioner Deserio Slabozeski, Peterson.

NAYES: None.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.
(1506)

The meeting was adjourned at 7:43 p.m.



COMMISSION CHAIRMAN

As approved this 9th day of March, 2022
As presented _____
As amended _____