

MINUTES OF THE
CREST HILL PLAN COMMISSION
March 9, 2022

The March 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: City Attorney Mike Stiff, Interim Planner Maura Rigoni, Administration Clerk Laurie Thrasher.

Chairman Jan Plettau presented the minutes from the regular meeting held on February 9, 2022 for Commission approval.

(#1) Motion by Commissioner Deserio, seconded by Commissioner Slabozeski, to approve the minutes from the regular Plan Commission meeting held on February 9, 2022.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

(28)

PUBLIC HEARING: (45) Chairman Plettau presented the continuation of the public hearing on case #SU-22-1-2-1 which was tabled from February 9, 2022. The necessary paperwork was in order. Planner Rigoni explained that the petitioner appeared before the Commission on February 9, 2022. The application is for internet automotive sales for the property located at 1716 Tomich Ct. The purchasers would be required to make an appointment to view the vehicles. There is no outdoor display, and everything would be stored inside. There is a limited amount of space for parking outdoors. Specific conditions were discussed at the February 9, 2022 meeting. They are as follows:

- On-site customers by appointment only.
- Operations must be conducted within the building.
- No outdoor display of vehicles or any product/material for sale.
- No outdoor storage of vehicles, products, or material.
- No display of temporary signs used to advertise the sale of vehicles or products sold on the premises.
- Hours of operation limited to 9:00 a.m. to 5:00 p.m.

(128) Planner Rigoni received one phone call, but it was in regard to the industrial park, not this case in particular. Mr. Cervantes informed the Commission that he is requesting the hours of operation be amended to Monday through Friday 9:00 a.m. to 9:00 p.m. and Saturday 9:00 a.m. to 5:00 p.m. Sales would still be by appointment only. This would give a potential customer who works 9-5 the opportunity to stop after work to view the vehicles. Commissioner Jefferson agreed with the change of time. Commissioner Slabozeski thought that we had discussed a 7:00 p.m. closing. Planner Rigoni said that we had discussed both closing times and she went with the more conservative one. Commissioner Thomas asked if the meeting was continued to allow surrounding property owners the chance to ask questions. Planner Rigoni explained that the notice to surrounding property owners was done after the allowable timeframe. The City did notification by certified mail to the surrounding property owners. We did not receive any calls, and no one is in attendance tonight. Attorney Stiff commented that there were no objectors at the previous meeting.

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

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

(248)

The public hearing was closed at 7:10 p.m.

(#3) Motion by Chairman Plettau, seconded by Commissioner Thomas, to recommend to the City Council the approval of SU-22-1-2-1 with the following stipulations:

- On-site customers by appointment only.
- Operations must be conducted within the building.
- No outdoor display of vehicles or any product/material for sale.
- No outdoor storage of vehicles, products, or material.
- No display of temporary signs used to advertise the sale of vehicles or products sold on the premises.
- Hours of operation limited to 9:00 a.m. to 9:00 p.m. Monday through Friday and Saturday from 9:00 a.m. to 5:00 p.m.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

(290)

(321) Chairman Plettau informed the petitioner that the Plan Commission is a recommendation body only. The City Council will hear this case on March 21, 2022.

PUBLIC COMMENTS: (334) There were no public comments.

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

(#4) Motion by Commissioner Carroll, seconded by Commissioner Slabozeski, to adjourn the March 9, 2022 Plan Commission meeting.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

The meeting was adjourned at 7:12 p.m.



COMMISSION CHAIRMAN

As approved this 11th day of May, 2022
As presented _____
As amended _____