

MINUTES OF THE
CREST HILL PLAN COMMISSION
JUNE 12, 2019

The June 12, 2019 Plan Commission meeting was called to order by Vice-Chairman Ken Carroll, 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: Commissioner John Stanton, Commissioner Ken Carroll, Commissioner Linda Stryzik, Commissioner Joe Casagrande, Commissioner Jan Plettau, Commissioner William O'Connor.

Also present were: Community Development Director Scott McMaster, City Attorney Mike Stiff, Administration Clerk Laurie Thrasher.

Absent was: Chairman David Izquierdo.

Vice-Chairman Carroll presented the minutes from the regular meeting held on March 13, 2019 for Commission approval.

(#1) Motion by Commissioner Casagrande, seconded by Commissioner Plettau, to approve the minutes from the regular meeting held on March 13, 2019 as presented.

On roll call, the vote was:

AYES: Commissioner Casagrande, Plettau, Stryzik, Vice-Chairman Carroll.

NAYES: None.

ABSENT: Chairman Izquierdo.

ABSTAIN: Commissioner O'Connor, Stanton.

There being four (4) affirmative votes, the MOTION CARRIED.

(51)

PUBLIC HEARING: (63) Vice-Chairman Carroll asked for a motion to open the public hearing on case #V-19-2-6-1. The necessary paperwork was in order.

(#2) Motion by Commissioner Stryzik, seconded by Commissioner Stanton, to open the public hearing on V-19-2-6-1.

On roll call, the vote was:

AYES: Commissioner Stryzik, Stanton, Plettau, O'Connor, Casagrande, Vice-Chairman Carroll.

NAYES: None.

ABSENT: Chairman Izquierdo.

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

(82)

The public hearing was opened at 7:07 p.m.

(95) Vice-Chairman Carroll presented case #V-19-2-6-1 request of Jeffrey Dailey for a setback variance at 16534 Zausa Drive in order to construct a 10'x12' shed 18" from the existing house. Director McMaster explained that per the ordinance an accessory structure has to be located at least 5' from the house. The shed meets all of the other requirements. Commissioner Stanton is concerned over the safety issue with the shed being too close to the existing house. Someone could get stuck in between the 2 structures. He feels that the shed could be moved to meet the requirements. Director McMaster explained there are other structures on the property that prevent him from meeting the required setbacks. Commissioner Stanton suggested attaching the shed to the garage. Discussion followed on construction costs. Director McMaster asked where the door would be placed. It would be along the driveway side of the property. Commissioner O'Connor asked if the floor is wooden or concrete. It would be concrete. Commissioner Stanton suggested building the shed on the driveway. Director McMaster explained that it would be too close to the fence line. Director McMaster had no problem with the placement of the shed per the variance request. Mr. Dailey offered to place some type of barrier between the house and shed so that no one could get in between them. Vice-Chairman Carroll asked if the size of the shed could be reduced to 10'x10'. This would resolve the problem with the 18". Director McMaster informed the Commission that Mr. Dailey would still need a variance regardless. Commissioner Stanton asked how the wall can be constructed for the shed if there is only 18" of space to work with. Mr. Dailey explained that the wall can be constructed then put in place with the siding on it. Vice-Chairman Carroll asked for comments and questions from the audience. There were none.

Vice-Chairman Carroll asked for a motion to close the public hearing on V-19-2-6-1.

(#3) Motion by Commissioner O'Connor, seconded by Commissioner Casagrande, to close the public hearing on V-19-2-6-1.

On roll call, the vote was:

AYES: Commissioner O'Connor, Casagrande, Plettau, Stanton, Strysik, Vice-Chairman Carroll.

NAYES: None.

ABSENT: Chairman Izquierdo.

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

(383)

The public hearing was closed at 7:17 p.m.

(#4) Motion by Commissioner Casagrande, seconded by Commissioner O'Connor, to recommend to the City Council the approval of the request V-19-2-6-1 of Jeffrey Dailey for a setback variance from 5' to 18" to construct a shed behind the existing home at 16534 Zausa Drive.

On roll call, the vote was:

AYES: Commissioner Casagrande, O'Connor, Plettau, Strysik.

NAYES: Commissioner Stanton, Vice-Chairman Carroll.

ABSENT: Chairman Izquierdo.

There being four (4) affirmative votes, the MOTION CARRIED.

(414)

(434) Vice-Chairman Carroll informed the petitioner that the Plan Commission is a recommendation body only. The City Council will hear this case on July 1, 2019.

(457) Vice-Chairman Carroll announced that there is a need for a motion to open the nominations for Chairman, Vice-Chairman and Secretary.

(#5) Motion by Commissioner Casagrande, seconded by Commissioner Strysik, to open the nomination for Chairman of the Plan Commission.

On roll call, the vote was:

AYES: Commissioner Casagrande, Strysik, O'Connor, Plettau, Stanton, Vice-Chairman Carroll.

NAYES: None.

ABSENT: Chairman Izquierdo.

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

(467)

(#6) Motion by Commissioner Casagrande, seconded by Commissioner Plettau, to nominate David Izquierdo as Chairman of the Plan Commission.

On roll call, the vote was:

AYES: Commissioner Casagrande, Plettau, Stanton, Strysik, Stanton, Vice-Chairman Carroll.

NAYES: None.

ABSENT: Chairman Izquierdo.

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

(501)

(#7) Motion by Commissioner O'Connor, seconded by Commissioner Strysik, to open the nominations for Vice-Chairman of the Plan Commission.

On roll call, the vote was:

AYES: Commissioner O'Connor, Strysik, Casagrande, Plettau, Stanton, Vice-Chairman Carroll.

NAYES: None.

ABSENT: Chairman Izquierdo.

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

(540)

(#8) Motion by Commissioner Strysik, seconded by Commissioner Plettau, to nominate Ken Carroll as Vice-Chairman to the Plan Commission.

On roll call, the vote was:

AYES: Commissioner Strysik, Plettau, Casagrande, Stanton, O'Connor.

NAYES: None.

ABSENT: Chairman Izquierdo

ABSTAIN: Vice-Chairman Carroll.

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

(560)

(#9) Motion by Commissioner Strysik, seconded by Commissioner Casagrande, to open the nominations for Secretary to the Plan Commission.

On roll call, the vote was:

AYES: Commissioner Strysik, Casagrande, O'Connor, Plettau, Stanton, Vice-Chairman Carroll.

NAYES: None.

ABSENT: Chairman Izquierdo.

There being six (6) affirmative votes, the MOTION CARRIED.
(589)

(#10) Motion by Vice-Chairman Carroll, seconded by Commissioner Casagrande, to nominate Linda Strysik as Secretary to the Plan Commission.

On roll call, the vote was:

AYES: Vice-Chairman Carroll, Commissioner Casagrande, Stanton, Plettau, O'Connor.

NAYES: None.

ABSENT: Chairman Izquierdo.

ABSTAIN: Commissioner Strysik.

There being five (5) affirmative votes, the MOTION CARRIED.
(604)

The Plan Commission re-organization is as follows. David Izquierdo as Chairman. Ken Carroll as Vice-Chairman. Linda Strysik as Secretary. Vice-Chairman Carroll commended the new officers and thanked the City Staff for their help throughout the year.

PUBLIC COMMENTS: (643) There were no public comments.

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

(#11) Motion by Commissioner Plettau, seconded by Commissioner Stanton, to adjourn the June 12, 2019 Plan Commission meeting.

On roll call, the vote was:

AYES:

NAYES:

ABSENT:

There being six (6) affirmative votes, the MOTION CARRIED.
(653)

The meeting was adjourned at 7:23 p.m.


COMMISSION CHAIRMAN

As approved this 10 day of July, 2019
As presented ✓
As amended _____