

May 11th, 2021 Village of Hainesville Planning and Zoning Commission Public Hearing for a Special Use Permit to do Business as a Vehicle Repair Shop and have a Drive Thru for a Future Restaurant

Meeting called to order at the Village of Hainesville Council Chambers by Planning and Zoning Board Commissioner Gerry Daley at 6:30 p.m.

Clerk Kathy Metzler took roll call. The following Officials were present: Planning and Zoning Board Commissioners Gerry Daley, George Duberstein, Kriese, Koval, Derenoski, Georgeann Duberstein and Chynoweth

Also present were: Village Clerk Kathy Metzler, Village Planner John Houseal, Village Engineer Jairo Rodriguez and Fire Marshal Tony Breuscher

Establishment of quorum

Agenda Approval

Planning and Zoning Commissioner Derenoski moved, seconded by Planning and Zoning Commissioner Kriese to approve the Agenda as presented. **Roll call vote: Ayes:** Planning and Zoning Board Commissioner Gerry Daley, George Duberstein, Kriese, Koval, Derenoski, Georgeann Duberstein and Chynoweth. Motion carried.

Notice requirement review

The notice was published in the Daily Herald on Wednesday, April 14th for one day only. 90 certified letters were mailed on April 16th, and we have received 75 receipts/letters back 55/20. The Public hearing signs were posted on Monday, May 3rd. They have met all the requirements.

Administration of Oath to all who will testify

Clerk Metzler administered the Oath to all.

Petitioner Testimony

Muhummad Starks with Schramm Construction showed an updated drawing and stated they took off the 2nd floor and took off one bay at the south east end and grass will be planted there. Trustee George Duberstein stated that this plan isn't in accordance with the comprehensive plan, wanting something more rustic. Discussion took place regarding the updated drawing as the colors were yellow and the Commissioners would like the green as it was discussed before with the red brick. Mayor Daley asked Joe from Firestone and it doesn't matter to him.

Village Planner John Houseal doesn't care for the yellow. He doesn't recommend the whole building being wood or boarding with the location of this on the site. What will make this work is the landscaping and the site itself not the building per se. The modifications to the site do not intensify the site, they do not increase traffic, they do not have more injurious impact to adjoining properties. It does not change the primary or secondary use of the property. Therefore, from a land use, zoning, site intensification or impact perspective there are no changes on this versus the other one. At this point it is primarily just aesthetics. It also appears that the landscape islands have been removed and scaled down. He could not remember from the last

plans. Joe stated that nothing seemed to have been removed. Trustee Georgeann Duberstein asked if the brick could be a dark brown with a dark green.

Mayor Daley stated that the design will not be approved at this time but asked John Houseal when they would need to decide on color and exterior material. He stated the following; final approval of the special use request would be handled by the Village Board, the recommendation regarding the matter would be made by this group to the Village Board. What would come out this evening would be a recommendation to the Village Board that would then take the recommendation in consideration. A recommendation could be made as presented, approval as presented by the architect or denied or approval subject to changes that the architect has been given direction to. Then those changes are made and brought back and then that can be approved. The recommendation is by the Zoning Commissioners and approval by the Village Board.

Samples of the requested changes, which will transform the coloration and rendering, will be brought to the Village.

The landscape plan is different than what was approved last time. The Mayor asked if they can get the old plan and then the old landscape plan can be replicated or looked at for suggestions. The landscape plan had to be redone because of the building being shortened and also the berm.

There were No Public Comments/Questions.

Closing Comments, Petitioner/Board

The color yellow, it was agreed, needs to be changed to more earth tones. The Mayor stated that if they can get samples to him before the next Board Meeting, they can be in the Village Hall and the Trustees can come and look at them. Mr. Houseal stated that he can meet with the Engineers.

Commission Recommendation to Village Board (Based upon the Findings of Fact)

Recommendation was made to the Village Board for approval of Special Use to do business as a vehicle repair shop and a drive thru for a future restaurant development subject to the changes related to building material and color and landscaping as so directed.

Planning and Zoning Commissioner Daley made a motion to accept the current plan with the caveat of exceptions to color changes, landscape plan, revisions to materials; seconded by Planning and Zoning Commissioner George Duberstein.

Roll Call: Aye: Planning and Zoning Board Commissioners Gerry Daley, George Duberstein, Kriese, Koval, Derenoski, Georgeann Duberstein and Chynoweth,
Motion Carried -7

Planning and Zoning Commissioner Derenoski motioned to adjourn the May 11th, 2021 Village of Hainesville Planning and Zoning Commission Public Hearing for a Special Use Permit to do Business as a Vehicle Repair Shop and have a Drive Thru for a Future Restaurant; seconded by Planning and Zoning Commissioner George Duberstein.

All in favor say aye, motion carried.

The May 11th, 2021 Village of Hainesville Planning and Zoning Commission Public Hearing for a Special Use Permit to do Business as a Vehicle Repair Shop and have a Drive Thru for a Future Restaurant adjourned at 7:12 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Kathy Metzler". The signature is written in black ink and is positioned above the printed name.

Kathy Metzler, RMC, CMC
Village Clerk