

MINUTES OF THE PLANNING COMMISSION

MEETING OF JANUARY 8, 2019

1. Chairman Hall called the meeting to order at 6:30 PM.
2. Roll Call – Commission Members Gene Westerberg, Dave DeCraene, Rich Kell, Doug Scheidecker, Frank Moran, Bill Littlebrant, and Chairman Bill Hall were all present.
3. Meeting Minutes for December 11, 2018 – Chairman Hall asked if any of the commissioners had received those minutes in their packet. As none had, he deferred the motion for approval of them.
4. Chairman Hall opened **Public Hearing: PC 2019-01** for the request for the Plan Commission approval for a zoning change from existing B-3 (Service, Automotive and Wholesale Business District), to R-5 (General Residence District) allowing for a 55-unit, three-story apartment building.
5. Chairman Hall noted that Building Official, Todd Steffens was absent due to a death in the family. Chairman Hall stood in for Mr. Steffens in reading the staff report regarding the application. Details and status were covered including information as to the fact that the commission was voting on rezoning this parcel whether the apartment project moved forward or not. Additional information was covered detailing what types of businesses would be allowable under an R-5 designation.
6. Mr. Hume An (MVAH Partners, LLC) was sworn in by Chairman Hall.
7. Mr. An gave a brief description of the types of projects that the developer deals in. Typically this is multi-family housing similar to this project. This is a large developer with a great deal of experience in projects of this size and type. Mr. An went on to describe the project and units in general with some discussion regarding the amenities offered to residents and that they defined these projects as “work-force” housing.
8. Chairman Hall asked each commissioner if they had any questions. Commissioner Kell inquired as to the specifics of the “affordable housing” descriptor that was given. Mr. An explained that this was not a “Section 8” project, but rather a “Tax Credit” property. Commissioner Kell asked if the developer had done a traffic study of the area. Mr. An said that they had not done this yet. Commissioner DeCraene stated that he was concerned about the traffic in this area and also inquired about the topography and site lines. Mr. An stated that these things were generally covered after approval for rezoning as a budgetary consideration. The developer believes that they have enough budget to cover the necessary requirements for adapting the site for this use. Commissioner Westerberg stated concerns regarding the level of fill that would be required and asked if they had already done a study. Mr. An said that he wasn’t aware of any study that they had done. Commissioner Scheidecker asked why they had selected this location and how property would be managed. Mr. An stated that they had looked at the area and found this location to be the best fit and that when he spoke with the city he had been told that rezoning requests were a possibility. As for management, they provide a full staff for maintenance of the property and generally expect to continue with ownership and not sell the property. Commissioner Moran asked for an explanation of the term “work-force” housing. Mr. An stated that this was members of the community that are employed at a level that fell between the normal rental levels and the so-called Section 8 type of assistance. Commissioner Moran asked what that level of income was in this area. Mr. An stated that he did not have hard data on that at this time. Commissioner Moran asked about their long term ownership of properties. Mr. An replied that they had sold some properties after 15 years but that continued ownership was the plan. Commissioner Littlebrant expressed concern over medium term selling of these types of properties and asked Mr. An for an estimated percentage of the properties that were sold historically in 15 years or so. Mr. An stated that he did not know how many. Commissioner Moran mentioned concerns over the impact on retail business capacity.
9. Chairman Hall asked Mr. An to verify that he was in a very preliminary stage regarding site studies and other impact issues such as traffic on this “Tax Credit” property. Mr. An agreed and stated that they typically try to cover things like zoning ahead of most other detailed work to avoid those expenditures, in case the site does not receive favorable re-

zoning. He further stated that rezoning would be required prior to getting a loan for construction. Chairman Hall stated that it might be helpful for Mr. An to give a general time-frame expected on the project. Mr. An stated that (should they receive a favorable rezoning response) they would like to apply for a loan in February with an answer in March. They would then do their full, due diligence work including topographical and environmental studies. They would hope to close by the 1st quarter of 2020 with a 12 month construction timeline. Chairman Hall asked what the income requirements would be for renters and if they would be requesting a stoplight. Mr. An stated that they hadn't gotten that far. Chairman Hall asked if they had any designs on using the private access drive that runs on the East side of the property. Mr. An stated that he wasn't sure what the private drive was. Commissioner Moran offered for him to view it on a map and showed it to him. Mr. An stated that they had no plans with that drive in mind.

10. Chairman Hall asked Mr. An if he had mailed out all 19 of the green cards and received them back. Mr. An stated that he had proof of delivery on all 19 but that only 15 had been returned.
11. Chairman Hall asked if there were any questions or comments from the public audience.
12. Rick Schmitt (Superintendent Sandwich Schools) was sworn in by Chairman Hall. Mr. Schmitt stated concerns over the impact on the school district and asked if the apartments were aimed at a specific age mix of residents. Mr. An stated that there would be no restrictions. Chairman Hall asked if Mr. An could state what they commonly see in their units. Mr. An stated that a two-bedroom unit would usually average 3 persons, and a three-bedroom unit would usually house 3-4 persons. Mr. Schmitt requested that, should favorable rezoning be granted, some consideration be given regarding the schools by way of an impact fee. He mentioned the Hall Street Lofts as an example of this concern. Mr. Schmitt asked Mr. An if they intended to appeal the property values once assessed. Mr. An stated that it was not un-common for developers to do that, but that he did not have a firm answer as to that subject.
13. Mr. Gene Kinsel was sworn in by Chairman Hall. Mr. Kinsel asked how difficult it would be for the project to convert to Section 8, down the road. Mr. An stated that this had not happened on any of his projects to his knowledge. Chairman Hall stated that he is fairly certain that there would be no new Section 8 housing taking place and that this type of housing had been replaced with options more similar to the "Tax Credit" style of facilities proposed here. Chairman Hall asked Mr. An to give a description of the "Tax Credit" option. Mr. An explained that the developer receives tax credits for building property specifically for rental to low income families. They work with banks who invest the tax credits, thereby decreasing the overall cost of the property. There are stipulations regarding the allowable rental pricing specific to the area and its median income levels. Mr. An further stated that his company is very diligent in maintaining the properties to provide a comfortable environment to the tenants. Chairman Hall asked about the process if the proposal should fail here. Mr. An stated that Tax Credit options are offered once per year and that they may try again a year later. Mr. Kinsel stated that no matter how you label it, this would be "low-income" housing and that he feels it is bad for the city. Additionally, he feels that the condition of this property with years of rubble buried there. He feels that this would be a bad move for our community as a whole with reduction in potential business space.
14. Mr. Richard Moran was sworn in by Chairman Hall. Mr. Moran stated that he wanted to only to share his feelings as a representative of the Sandwich Moose which borders this property. He feels that the impact on traffic and the idea of having housing next to the treatment plant make this a bad concept for the community.
15. Mr. Larry Frieders was sworn in by Chairman Hall. Mr. Frieders directed his question to the commissioners. He asked why the Plan Commission would even consider this proposal. He feels there have to be better options for this type of facility, though he admits that they might not afford this level of density on a single property. Mr. Frieders asked what the developer considered "low-income". Mr. An stated that he didn't have firm data for the area but it would be typical for a three-bedroom to cost around \$1050 per month and a two-bedroom to cost around \$900 per month. Mr. Frieders again questioned the commission as to why this rezoning should even be considered.
16. Mr. An stated to the commission that the Tax Credits were issued on a federal level and not a local level. There were statements from the audience that federal taxes are still paid by the citizens of our city.
17. Mr. Ryan Miller was sworn in by Chairman Hall. Mr. Miller simply stated his request that the Plan Commission reject this proposal.

18. Mr. Adam Arnett was sworn in by Chairman Hall. Mr. Arnett stated concerns over the amount of fill needed to bring the lot to grade and the subsequent impact on ground water. He feels that there will be a huge amount of run-off water that will be a detriment to the surrounding properties. Mr. An stated that if they received favorable rezoning they would still have to comply with all local and state requirements including providing adequate surface and underground detention plans. Mr. Arnett stated that he understood this, but feels that this is akin to having the cart-before-the-horse. Every other builder has to have all of this done before getting approval for a project, yet they are asking for a rezoning with none of the pertinent studies done in advance.
19. Mr. Dennis Miller was sworn in by Chairman Hall. Mr. Miller stated that his father sold the property in the 60's and he is very aware of the condition of that lot. He wonders what plans the developer has for when Rte. 34 needs to be widened by the state. Mr. An stated that he couldn't speculate on that topic but that he would need to meet all requirements. Mr. Miller stated that the developer doesn't have a lot of important answers and he requests the Plan Commission reject this proposal.
20. Mr. Wes Whittaker was sworn in by Chairman Hall. Mr. Whittaker owns the salvage yard to the South of this property. He stated that he is very concerned about the run-off water. He further stated that he is concerned with a low income housing property with access to his property including the private access road. Chairman Hall stated that the private access road will be cut off by the treatment plant. Mr. Whittaker requested that the Plan Commission reject this proposal.
21. Chairman Hall stated that current software often has site views available and wished that views from the higher floors towards the salvage yard had been sent. Mr. An stated that he had provided some site views with his initial proposal. Chairman Hall stated that he meant to say that he wished views of that type had been sent out to the parties reviewing it now and with the notice.
22. Mr. Gary Miller was sworn in by Chairman Hall. Mr. Miller stated that he has lived here more than 60 years and that this piece of property is always wet and is not stable. He is concerned about the traffic issues and what will happen if residents eventually declare that they do not like living near the treatment plant. He suggested putting this near the site for the new police department.
23. Mrs. Angie Davis was sworn in by Chairman Hall. Mrs. Davis stated concerns over security as well as the number of children living so closely to Rte. 34. She already has issues with people in her dumpster late at night and fears that this type of housing will result in more concerns of this type. She stated that she loves this community and doesn't believe this location is good for the project. She doesn't see why we should reduce our potential business properties for a housing development at this location. She has noted several properties along Rte. 34 that are former houses that have converted to businesses specifically for these same concerns that have been presented. Chairman Hall asked Mrs. Davis if she had been contacted recently by the state regarding the widening of Rte. 34. She stated that she had heard that they may decide on a turn lane, if not widened right away. She mentioned that there are accidents in this area and they hear squealing brakes often. The congestion from her property, the car wash, and the hardware store is already considerable. She feels that a traffic light would be mandatory if this property were to be allowed for this many residents.
24. Alderman William McMahan was sworn in by Chairman Hall. Mr. McMahan stated that he wants to speak on behalf of the citizens of his district and that he visits Angie's Sugar Buzz most every day. The traffic there is already an issue. He believes that this site is inappropriate. Chairman Hall asked Mr. McMahan if he felt that it was inappropriate just for this location. Mr. McMahan mentioned the Hall Street Lofts as an example. Chairman Hall asked how fast those apartments filled up. Mr. McMahan stated that they filled up very fast. Chairman Hall stated that this is surely an example of a need for affordable housing in our community.
25. Mr. Kurt Moody was sworn in by Chairman Hall. Mr. Moody stated that he is concerned as a citizen and also as a representative of the Sandwich Moose Lodge. His concerns revolve around the need for EPA approvals, drainage, the future widening of Rte. 34 and the potential need for crossing guards in the area. He also is not in favor of this low income housing structure. Mrs. Angie Davis spoke up again from the audience stating that she forgot to mention that the

state told her that her property could not be sold as future residential property because of the contamination in the soil in this area. Mr. An explained that the property would go through a first phase of environmental test, then a second. If they fail in both initial phases, they consider the costs to move forward (cleanup) and the project may be abandoned. He reiterated that they cannot avoid any of the approvals involved and that they believe that they can work with the site and its issues.

26. Chairman Hall asked Mr. An to explain the project cycle. Mr. An stated that this is the preliminary phase which requires rezoning before they can get a bank to discuss the Tax Credit option. After this they would acquire the initial underwriting, then more finalized conceptual design drawings. Next would come the mortgage application. Then the Phase 1 and Phase 2 environmental studies. Then a review of the budget moving forward. Then (if moving forward) they would settle on all structural engineering. Then another review of the budget. Again, Mr. An reiterated that they would have to meet all appropriate requirements and attain all approvals.
27. Chairman Hall asked if this site was presented by a real estate broker, to which Mr. An affirmed it had. Chairman Hall asked if any other sites had been presented. Mr. An stated that a couple of others had but that none had any traction and that city staff had mentioned this site. Chairman Hall once again stated that this was mentioned as a potential site with a rezoning requirement needed and that it fit the sizing requirements. Mr. An stated that this was correct.
28. Mr. Gary Miller (from the audience) asked what the chances of this project going to the city council were if it was voted down at this Plan Commission meeting. Attorney Buick clarified that these requests are presented to the Plan Commission for a vote for potential recommendation to the City Council. This vote is presented to the City Council who take the vote under advisement. Chairman Hall noted that even if the Plan Commission votes against the recommendation for approval, the City Council still reviews, takes this information into consideration, and then holds its own vote. Mr. Gene Kinsel asked that if the City Council votes YES this property will officially be rezoned to R-5 permanently. Chairman Hall stated that was the case and that the property would then be allowed many uses from the R-1 through the R-5 zoning restrictions. He further clarified for the commissioners and the audience that this included the potential for applying for "special use" approvals. Mr. Kinsel stated that he didn't like that Mr. An was allowed to discuss this site being rezoned with "a city official" and felt that it was akin to "back door" dealings. Commissioner Scheidecker, Commissioner Moran, and Chairman Hall all explained that anyone may inquire with the city as to the potential for rezoning or special use on a particular property and that it is quite common for those discussions to happen. They are just discussions and the final approval always has to go through the Plan Commission and the City Council.
29. Mrs. Angie Davis asked what the actual limitations are for Rte. 34 traffic in the area. Mr. McMahon stated that he tried to convince the Casey's developer to locate the gas station closer to the light, but that they desired the location they ended up in. Chairman Hall indicated that he had 30 years of experience with IDOT and knew that they work behind the data once it proves out. They do their traffic studies once everything is in place. He mentioned that the widening has been rumored for decades and still waiting and also that he often pulls out of Casey's and turns right when he needs to go left, due only to the traffic there. Chairman Hall also mentioned that Ralph Webb had pleaded with IDOT for input regarding the expansion and never received any. He had to guess as to where to put his utilities.
30. Chairman Hall asked Mr. An if, after everything he had heard in this meeting, he wanted to withdraw his request. He added that he was not suggesting that Mr. An "should" withdraw. Mr. An stated that he hears the same comments on almost every project and that he still likes this site for the project.
31. Chairman Hall asked if there were any further questions or comments from the public audience.
32. As there were no further questions, Chairman Hall closed the public hearing.
33. Chairman Hall asked if the commissioners had any other questions for Mr. An. There were none.
34. Chairman Hall stated that he appreciated the input from the public and wanted the commissioners to do the same with final comments of their own prior to voting. Commissioner Kell stated concerns over traffic, school impact, and storm

water. Commissioner DeCraene stated that the site has many problems. Chairman Hall mentioned that there are several sites that have had issues but that engineering can often fix them. Commissioner DeCraene mentioned that this was true but that the impact on the schools and the permanent change to R-5 leaves him with doubts. Commissioner Westerberg stated that he was left wondering what we could ever do with this property, but that business was needed in the city. Commissioner Moran stated that Rte. 34 expansion is certainly coming and that it has already went through Plano. He fears that we missed our opportunity with IDOT to have input many years ago. He is concerned about the schools and the lack of retail locations left at this point. Commissioner Scheidecker stated his concern over the possibility of being stuck with this property zoned at R-5 if the project fails at some point down the road. Commissioner Littlebrant stated that he believes that affordable housing is important but this location is fraught with problems and simply not a good place for it. He further stated that the impact on our schools and the traffic problems were primary issues. Chairman Hall stated that he feels this property is hard to sell as-is and we have someone here that is willing to develop it. Further, he reiterated the speed at which the Hall Street Lofts had been filled. Additionally he mentioned the issue with the Lil' Monkeys Home Daycare that we recently faced and its value to those specifically within this income level.

35. Chairman Hall asked if there were any other questions or comments. Mr. An asked what the process would be if the request was rejected by the Plan Commission. Attorney Buick reiterated that the City Council would still be presented the details of this meeting and they have a choice to vote either way. Chairman Hall clarified once again that the Plan Commission's duty is to vote for potential recommendation to the City Council. This vote is presented to the City Council who take the vote under advisement. The Plan Commission does not have the power to completely reject a proposed request. Mr. An asked if the Plan Commission is made up of City Council members. Chairman Hall stated that the commission is made up of appointees by the city and Commissioner Moran indicated that we are a small community but that currently there are no City Council members on the Plan Commission. Chairman Hall stated that the City Council will review this discussion and the Plan Commission's vote next Monday and that they will likely hold their own vote on it in three weeks.
36. Chairman Hall asked if there was any other business. There was none suggested.
37. Chairman Hall called for a motion. Commissioner Kell motioned for a vote and Commissioner Scheidecker seconded the motion. Commissioners DeCraene, Kell, Littlebrant, Moran, Scheidecker, and Westerberg all voted against. Chairman Hall voted in favor. **MOTION FAILED (6 to 1).**
38. Chairman Hall thanked Mr. An for his presentation.
39. A motion to adjourn was made by Commissioner Scheidecker and seconded by Commissioner Westerberg. All Commissioners voted in favor. **MOTION CARRIED.** Meeting was adjourned at 8:13 PM.

Respectfully Submitted,

Bill Littlebrant

Secretary

MINUTES OF THE PLANNING COMMISSION

MEETING OF AUGUST 13, 2019

1. Chairman Hall called the meeting to order at 6:31 PM.
2. Roll Call – Commission Members Gene Westerberg, Dave DeCraene, Rich Kell, Bill Littlebrant, and Chairman Bill Hall were present. Commission Members Frank Moran and Doug Scheidecker were absent.
3. Meeting Minutes for January 8, 2019 – Chairman Hall asked for motion for approval. Commissioner DeCraene motioned for approval with Commissioner Westerberg seconding. All commissioners in attendance voted in favor. **MOTION CARRIED on a vote of 5-0.**
4. Chairman Hall opened **Public Hearing: PC 2019-02** for the request for approval of a special use permit of a Body Art Establishment in a B-3 Zoning district, Kendall County 01.30.300.030; 142 Indian Springs Drive, Sandwich IL, 60548.
5. Mr. Ryan Albin (Outer Beauty) was sworn in by Chairman Hall.
6. Mr. Albin gave a brief description of the need to move his business to a larger space to provide an area for entertaining clients waiting for service as well as friends and family of patrons being served. Additionally, they intended to use a portion of the space for his partners construction business.
7. Chairman Hall asked Building Official Todd Steffens to go over details of the request. Mr. Steffens indicated that the business (Outer Beauty) had already received special use approval by the city council (June 5, 2017) for the location at 122 Indian Springs but was looking to move into this larger space in the shopping center. He covered the zoning requirements for B-3 districts and stated that the green cards had been returned by property owners in surrounding locations.
8. Chairman Hall asked each commissioner if they had any questions. Commissioner Westerberg asked for clarification on the three businesses that Mr. Albin had mentioned. He explained that they would maintain their tattoo and piercing business, use part of the location for his partner's construction business (New Image Construction), and additionally open a club that would allow for clients and/or their friends and family to dine while they wait. Commissioner Littlebrant asked for clarification that the club location was intended as a place for dining as well as having alcohol available. Mr. Albin stated that they already had their liquor license and that they intended to have food and drinks available while maintaining a family friendly environment.
9. Chairman Hall asked for clarification on the partnerships involved. Mr. Albin indicated that Mr. Randy Goodwin and himself are partners in "Outer Beauty". Mr. Goodwin and Mr. Matt Hollis are partners in New Image Construction. All three gentlemen will be partners in the club/dining business. Chairman Hall mentioned that he was surprised they had no established contingency regarding the possibility of failing to gain approval. Mr. Albin stated that they were very hopeful and were willing to risk it based on the history of the business and its clear growth in our community. He also mentioned the business has an established history of doing charity work whenever called upon. Chairman Hall asked how many artists the new location would involve. Mr. Albin stated that there would be space for 12 but that they did not intend to expand to anything near that level right away. The main goal was to have room for the other businesses and space enough for the current artists to not be in such close proximity to each other while working.
10. Attorney Buick asked if the business had any issues since being approved at the current location with things like underaged individuals requesting tattoos. Mr. Albin stated that they had received a few calls from parents asking if their children could come in for work if they signed for it. He stated that Outer Beauty explains to customers that they always follow the letter of the law. He further indicated that they had never had anyone physically come into the shop who wasn't of correct age for their services.

11. Attorney Kevin Buick stated that during the previous approval process the owners had indicated that they intended to be in full compliance with all state and local laws applicable to their business. He asked if Mr. Albin would agree to this same statement for this new request for approval. Mr. Albin agreed that they would.
12. Chairman Hall asked if the LLC was in his name or in his partners too. Mr. Albin stated that it was in his name alone, but that Mr. Hollis was his partner. He stated that getting an LLC under two names can be a difficult process.
13. Chairman Hall asked if there were any questions or comments from the public audience.
14. Mr. Stan Motley was sworn in by Chairman Hall. Mr. Motley stated that he was a former pastor and that he had been in the area for approximately 17 years. He mentioned a concern regarding the business being relocated between the health club and the consignment shop and its proximity to children there. He stated that he had driven by and saw 4 people hanging around outside smoking well within 15 feet of the door. Mr. Albin said that he understood that issue and that it is a part of their desire to move to the larger location. The current location just isn't large enough for them which forces some overflow to the store front. He also mentioned that there are other businesses in town that have similar situations with people smoking close to the door. Attorney Buick asked if Mr. Albin would agree to attest that they intended to be in compliance with the smoking law. Mr. Albin stated that they would and that they planned to have an area behind the location for smoking to alleviate this issue.
15. Chairman Hall stated that he generally drives by locations requesting special use approvals to view the area. He asked if he was correct that the new location would take up about half of the property. Mr. Albin stated that it does. Attorney Buick asked if there was a letter assigned to the portion of the address that they would be using. He stated that there wasn't currently but that they intended to get one assigned.
16. Chairman Hall asked Building Official Steffens if he was aware of any issues or official complaints regarding the business at its current location. Mr. Steffens stated that he had received one mention regarding the smoking out front. Commissioner Westerberg spoke up and stated that he was the person that made mention of this to Mr. Steffens. Mr. Albin said that the smoking issue was part of their need for the larger spacer and Mr. Westerberg thanked him for his efforts for improvement. Chairman Hall asked Mr. Albin if they would agree to comply. Mr. Albin stated that they would comply fully.
17. Chairman Hall asked if there were any further questions or comments from the audience. There were none. He asked Mr. Albin if he had any closing statements. Mr. Albin said that he had nothing further to add.
18. As there was nothing further, Chairman Hall closed the public hearing.
19. Chairman Hall asked if the commissioners had any other questions or comments. Commissioner Westerberg stated that he would like to see the business maintain a clean look at its store front. Mr. Albin said that they want to continue to be an upscale shop with a clean look to the front of the business. Mr. Westerberg stated that the other businesses would certainly appreciate that effort as well. Commissioner Kell mentioned that the lack of a windowed front should help and Mr. Albin stated that they will have a nice looking sign out front but nothing over the top or obnoxious.
20. As there were no other questions or comments from the commissioners, Chairman Hall called for a motion. Commissioner Kell motioned for approval with Commissioner Westerberg seconding the motion. All Commissioners voted in favor of approval. **MOTION CARRIED on a vote of 5-0.**
21. Attorney Buick explained to Mr. Albin that he might want to attend the next meeting of the city council, but that they will likely vote at the following meeting (August 26th).
22. Chairman Hall asked if there was any other business. There was none suggested.

23. Chairman Hall thanked everyone in attendance and called for a motion to adjourn. Commissioner Westerberg motioned to adjourn with a second by Commissioner DeCraene. All members in attendance voted in favor. **MOTION CARRIED in a vote of 5-0.** Meeting was adjourned at 7:05 PM.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Bill Littlebrant".

Bill Littlebrant

Secretary

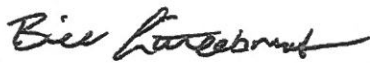
MINUTES OF THE PLANNING COMMISSION

MEETING OF October 8, 2019

1. Chairman Hall called the meeting to order at 6:30 PM.
2. Roll Call – Commission Members Gene Westerberg, Dave DeCraene, Rich Kell, Bill Littlebrant, and Chairman Bill Hall were present. Commission Members Frank Moran and Doug Scheidecker were absent.
3. Meeting Minutes for August 12, 2019 – Chairman Hall asked for motion for approval. Commissioner Kell motioned for approval with Commissioner Westerberg seconding. All commissioners in attendance voted in favor. **MOTION CARRIED on a vote of 5-0.**
4. Chairman Hall opened **Public Hearing: PC 2019-03** for the request for approval to allow a contractor's shop in the M-2 Zoning district without requiring it to be a special use.
5. City of Sandwich Alderman Les Redden was sworn in by Chairman Hall.
6. Chairman Hall asked Building Official Todd Steffens to cover the details of the request. Mr. Steffens stated that the request for text amendments had been applied for by Alderman Redden as a proposal to simplify the requirements for a common application need and that there were no objections from his view point.
7. Chairman Hall asked that attorney Kevin Buick give the Commissioners some input regarding the procedure for text amendment requests. Attorney Buick explained that proposals for text amendments are required by law to be presented before the Plan Commission with prior public notice allowing for debate and input from the commissioners and the general public. From there, it is left to the Plan Commissions good sense and judgement to make their recommendation to the City Council.
8. Chairman Hall asked Mr. Redden to explain his request for text amendments to the M-2 zoning district.
9. Alderman Redden gave a brief description of his intention in requesting approval for text amendments for M-2 zoning district. Mr. Redden explained that he felt that the current requirement of a "special use" permit to allow for a contractor's shop in M-2 was unnecessarily restrictive in the category. He further explained that removing the "special use" permit requirement would not change the fact that applicants for businesses would still need to meet all of the zoning requirements for such businesses.
10. Chairman Hall asked each commissioner if they had any questions. Commissioner Westerberg asked if the changes might actually bring more contractor businesses into Sandwich. Mr. Redden indicated that fewer "special-use" requirements would certainly make the decision to open in Sandwich an easier one to make. He felt this was particularly true in the M-2 Zoning district where one would expect such contractor business to be placed. Building Official Steffens explained that businesses could just pile materials inside their fence but had to get a special-use permit to have a "shop".
11. Commissioner DeCraene asked if it was intended that "cement" shops be included and not "concrete" shops which are different business types. Some discussion regarding the different business types was had and Attorney Buick stated that it was likely best to be inclusive, short of real concerns over specific business types not wished to be in the district. Alderman Redden agreed that he would add "concrete" to the list of allowable shops.
12. There were no other questions from the Commissioners and there were no members of the public in attendance.
13. Chairman Hall and Attorney Buick discussed the options for Motion requests. Chairman Hall stated that we would hold Motion requests for each of the separate text amendment requests until the end unless there was an objection from the Commissioners. There were no objections to this.

14. Chairman Hall asked Building Official Todd Steffens to give details regarding Public Hearing: PC 2019-04 for the recommendation of approval to allow a drive-up window in the B-1, B-2, and B-3 zoning districts without requiring it to be a special use. Mr. Steffens explained that the B-2 and B-3 districts both referred back to B-1 and allowed for the use of a drive-up window only as a "special-use". The request would be to amend the text to allow for drive-up windows in each of these districts as an "allowable use" moving forward. He stated that public notice had been made and the fee for the request had been waived for this text amendment.
15. Chairman Hall asked if there were any questions from the Commissioners. Commissioner DeCraene stated that he didn't care for the current verbiage that states goods purchased at the drive-up were not to be "consumed on premises". Chairman Hall agreed, stating that he had done this himself. Attorney Buick indicated again, that clarification of the intended permissible use is sensible. It was agreed that this particular verbiage would be revised. Chairman Hall stated that drive-up windows may have been an issue in years past, but were now considered commonplace for many business models allowed in B-1, B-2, and B-3 zoning districts.
16. Chairman Hall asked if there were any other questions from the Commissioners. Building Official Steffens stated that he was happy to see these outdated special-use requirements being reviewed.
17. As there was nothing further from the commissioners and no public audience in attendance, Chairman Hall closed the public hearing.
18. Chairman Hall called for a motion. Commissioner DeCraene motioned for approval of both text amendments with Commissioner Kell seconding the motion. All commissioner present voted in favor. **MOTION CARRIED on a vote of 5-0.**
19. Chairman Hall asked if there was any other business. There was none suggested.
20. Chairman Hall called for a motion to adjourn. After a brief delay, Chairman Hall motioned to adjourn with a second by Commissioner DeCraene. All members in attendance voted in favor. **MOTION CARRIED in a vote of 5-0.** Meeting was adjourned at 7:01 PM.

Respectfully Submitted,



Bill Littlebrant

Secretary