

LINDENHURST PLAN COMMISSION
Regular Meeting Minutes
September 7, 2016

CALL TO ORDER: Chairman Joy Gajda called the meeting to order at 7:00pm.

ROLL CALL

Present were Chairman Joy Gajda, Commissioners Andrew Aswad, Jon Feld, Chris Gheysen, and Philip Rovang.

Absent was Commissioner Bob Buehler.

Also in attendance were Village Administrator Matt Formica, Village Attorney Julie Tappendorf, Mayor Dominic Marturano, Trustee Tracy McGrath, and Village Clerk Jody Stoughtenger.

APPROVAL OF THE MINUTES

Minutes from the Plan Commission Meeting of August 3, 2016 were considered for approval. Commissioner Feld made a motion, seconded by Commissioner Gheysen, to approve the Plan Commission Meeting Minutes of August 3, 2016.

VOICE VOTE: Ayes - 5, Nays - 0
Motion carried.

COMMUNICATIONS & CORRESPONDENCE

None

OLD BUSINESS

A. Public Hearing: Conduct public hearing and consider recommendation on a petition to rezone the properties at 104, 106, and 108 Old Elm Road from the R-3 Residential District to the Community Business (CB) Zoning District, Repeal of an existing Special Use Permit and any other necessary zoning relief.

The property owner of 104, 106, and 108 Old Elm Road is requesting a rezoning of the properties from the R-3 Residential District to the Community Business District. The property is currently vacant, undeveloped land, and no specific development plans have been presented.

Chairman Gajda opened the Public Hearing at 7:01 pm.

Thomas Olsen, applicant and property owner, asked to limit the rezoning request to Lot 3, also known as 108 Old Elm Road, presenting a preliminary site plan, preliminary elevation drawings, and preliminary landscape drawings. After some discussion, comments from the Commissioners confirmed that the applicant did not provide any information requested by the Plan Commission prior to the meeting and, as a result, neither staff nor the Commission were able to review the plans in advance.

Commissioner Gheysen made a motion, seconded by Commissioner Aswad, to deny the petition to rezone the properties at 104, 106, and 108 Old Elm Road from the R-3 Residential district to the Community Business (CB) Zoning District, Repeal of an existing Special Use Permit, and any other necessary zoning relief.

ROLL CALL

Ayes – 5 Commissioners Aswad, Feld, Gheysen, Rovang, and Chairman Gajda.

Nays – 0

Motion carried.

The applicant requested to formally withdraw the request.

NEW BUSINESS

None

STAFF UPDATES / STATUS REPORT

Village Administrator Matt Formica provided the Commission and the public with an update on development and construction projects within the Village.

PUBLIC PARTICIPATION

None

ADJOURNMENT

Commissioner Aswad made a motion, seconded by Commissioner Gheysen to adjourn the meeting.

VOICE VOTE: Ayes - 5, Nays - 0.

Motion carried.

The meeting was adjourned at 7:44pm.

Date Approved _____

Joy Gajda, Chairman

Andrew Aswad, Secretary