

Chairman Brewer called the Planning and Zoning & Historic Commission meeting to order at 7:00 p.m. Roll: 7 Present (Brewer, Holliman, Muscat, Scarpelli, Schock, Bernstein and Steneck). 2 Absent (Apke and Meyer). Also present were Village Administrator Jennifer Johnsen, Assistant Village Administrator Brad Mitchell, Building Inspector Chris Ranieri, Village Engineer Joe Heinz and Village Clerk Katherine Diehl.

APPROVAL OF MINUTES:

1. Planning and Zoning & Historic Commission Meeting Minutes dated October 8, 2020

Motion to approve the September 3, 2020 meeting minutes by Schock/Muscat. 7 Ayes (Holliman, Muscat, Scarpelli, Schock, Bernstein, Steneck and Brewer). 0 Nays. 2 Absent (Apke and Meyer). Motion carries.

PUBLIC COMMENT: None

HISTORIC COMMISSION:

1. Certificate of Appropriateness for Second Story Addition: 1 E. Main Street

- a. Discussion and Motion to Recommend Approval/Denial of a Certificate of Appropriateness for a second story addition to the building located at 1 E. Main Street

Property owner Brett Wozniak addressed the Commission with his request to add a 1,000 square foot second story addition on the north side of the building and a roof top deck to the balance of the roof. Commissioner Holliman stated that the proposed renderings have too modern of an appearance to fit into the historic district. Chairman Brewer suggested adding an awning or veranda to the south façade. Wozniak was open to the idea of adding an awning or veranda.

Motion to Approve the Certificate of appropriateness for a second story addition to the building located at 1 E. Main Street by Scarpelli/Holliman. 7 Ayes (Holliman, Muscat, Scarpelli, Schock, Bernstein, Steneck and Brewer). 0 Nays. 2 Absent (Apke and Meyer). Motion carries.

2. Certificate of Appropriateness for Awning Sign: Eastside Café Coffee & Wine Bar, 316 N. River Street

- a. Discussion and Motion to Recommend Approval/Denial of a Certificate of Appropriateness for Eastside Café Coffee & Wine Bar proposed Awning Sign

Applicant Kate Micheletto stated that she is rebranding the Uncommon Palate and is changing the name to Eastside Café Coffee & Wine Bar. She plans to remove the current arbor structure and add a black awning displaying the new name in white lettering.

Motion to Approve the Certificate of appropriateness for Eastside Café Coffee & Wine Bar proposed Awning Sign by Muscat/Steneck.. 7 Ayes (Holliman, Muscat, Scarpelli, Schock, Bernstein, Steneck and Brewer). 0 Nays. 2 Absent (Apke and Meyer). Motion carries.

NEW BUSINESS

- 1. PUBLIC HEARING (PIN: 03-25-151-007)** – to consider a request to rezone the Lot 6 property in the Gateway Crossing from B-3 Service Business District to the M-1 Limited Manufacturing District

Motion to open the public hearing by Scarpelli/Holliman.

7 Ayes (Holliman, Muscat, Scarpelli, Schock, Bernstein, Steneck and Brewer). 0 Nays. 2 Absent (Apke and Meyer). Motion carries.

David Plote, owner of Tramlaw LLC, and Kevin Seay, Vice President of Entitlements and Development of Plote Property Management LLC, addressed the Commission with their request to rezone Lot 6. Mr. Seay explained that Plote purchased the property in 2017 as an addition to the purchase of the former adjacent Walmart property. He said the subject property has been marketed as a retail site for many years and remains vacant today. The property has poor visibility from both Routes 25 and 72 and is screened visually by the Wendy's restaurant and Walmart building. Seay stated that there are no real opportunities for retail development on the site. He advised that they get calls frequently on the subject property for industrial uses. Plote wants to retain ownership of the land and do a build-to-suit which will allow them to take control of the tenants and the uses. He stated that rezoning the property from a B-3 to an M-1 will give a greater chance of finding a user.

Commissioner Scarpelli stated that he fully supports this. He agreed that the site sits lower than Route 25 and is not feasible as a commercial use today. He said it has sat vacant for a long time.

There were no questions or comments from the public.

Motion to close the public hearing by Scarpelli/Holliman.

7 Ayes (Holliman, Muscat, Scarpelli, Schock, Bernstein, Steneck and Brewer). 0 Nays. 2 Absent (Apke and Meyer). Motion carries.

Motion to recommend approval of a request to rezone the Lot 6 property in the Gateway Crossing from B-3 Service Business District to the M-1 Limited Manufacturing District by Scarpelli/Berstein..

7 Ayes (Holliman, Muscat, Scarpelli, Schock, Bernstein, Steneck and Brewer). 0 Nays. 2 Absent (Apke and Meyer). Motion carries.

Motion to approve a Findings of Fact to recommend approval of a request to rezone the Lot 6 property in the Gateway Crossing from B-3 Service Business District to the M-1 Limited Manufacturing District by Holliman/Muscat.

7 Ayes (Holliman, Muscat, Scarpelli, Schock, Bernstein, Steneck and Brewer). 0 Nays. 2 Absent (Apke and Meyer). Motion carries.

OTHER BUSINESS: None

Motion to adjourn the Planning and Zoning & Historic Commission Meeting at 7:24 p.m. by Schock/Holliman.

7 Ayes (Holliman, Muscat, Scarpelli, Schock, Bernstein, Steneck and Brewer). 0 Nays. 2 Absent (Apke and Meyer). Motion carries.