

**Planning & Zoning Commission**  
**January 14, 2019 - 6:00 p.m.**

Call to order by Chairman Ciarlette.  
Pledge of Allegiance  
Roll Call: Gray, Simon, Sullivan and Ciarlette

Village staff present were Director of Community Development & Information Systems Mike Petrick and Inspection Coordinator Mary Jane Larson.

A motion was made by Commissioner Gray and seconded by Commissioner Simon to approve the minutes of August 2, 2018.

Roll Call: All Ayes Motion Carried.

A motion was made by Commissioner Gray and seconded by Commissioner Simon to approve the minutes of December 10, 2018.

Roll Call: All Ayes Motion Carried.

Mike Petrick read through the background of the request by M/I Homes for the resubdivision of Lot 24 a residential lot located on the corner of Hansel Rd. and Old Stage Ln., in the North Hansel Estates Subdivision. There is a bike path located on the south side of the property. In other areas, such as the neighboring Hunters Crossing Subdivision, this bike path is located entirely in an outlot. This is not the case in North Hansel Estates. The proposed subdivision will create an outlot of 4,806 square feet, to contain the bike path, and Lot 25 to contain the residential home – at 25,136 square feet.

If this subdivision is not approved, the bike path will be located on a residential property. This may cause a variety of issues, from legal access and maintenance requirements to homeowners insurance problems

If the subdivision is approved as presented, Lot 25 will conform to all necessary requirements regarding lot size and width. As it will no longer be a corner lot, the side setback requirement will change from the current 30' to 10'. The home structure is in the correct location to conform with all setback requirements.

Staff finds all requirements to be in conformance and recommends approval of the subdivision.

A motion was made to recommend approval of the proposed resubdivision of Lot 24 in North Hansel Estates to the Village Board by Commissioner Gray and seconded by Commissioner Simon.

Roll Call: All Ayes Motion Carried.

Mike Petrick and Commissioners discussed in general the site plans of the proposed new Casey's General Store & Love's Truck Stop.

Village President Moorman Schumacher came in to the meeting at 6:25 and sat in on the discussions and also thanked the Commissioners for their service on the Zoning & Planning Board.

A motion to adjourn was made by Commissioner Gray and seconded by Commissioner Simon.

Roll Call: All Ayes Motion Carried. 6:34 p.m.