

**PLANNING & ZONING COMMISSION
MEETING MINUTES
February 05, 2019**

APPROVED MARCH 5, 2019

Call to Order: Chairman Beth Keller-Stein called the meeting to order in the Roselle Village Hall Council Chamber at 7:00 p.m.

Roll Call:

Present: Commissioners Bickford, Stare (joined at 7:05), Stringfellow, Wurtz, Keller-Stein, and Zinni
Absent: Commissioner Patel
Staff: Community Development Director Patrick N. Watkins

Approval of the Agenda: A motion was made by Commissioner Zinni, seconded by Commissioner Stringfellow to approve the agenda. The motion passed with 5-0 vote.

Approval of Minutes: A motion was made by Commissioner Bickford, seconded by Commissioner Stringfellow to approve the minutes from January 8, 2019. The motion passed with a 3-0 vote (Commissioners Zinni and Wurtz abstained since they were not at the January meeting).

Consideration of Petitions:

PZ 18-1073 Shawn Li d.b.a. Mile Stone Holdings LLC, 107 Main Street, Special Use Permit for Dwelling units, town center and a Variation to permit less than 2.0 parking spaces per two-bedroom unit.

Commissioner Wurtz made a motion to re-open the public hearing continued from January 8, 2019 for case PZ 18-1073, seconded by Commissioner Stringfellow. The motion passed with a 5-0 vote.

Community Development Director Watkins presented the petition. He explained that staff supported the second floor buildout for a two-bedroom living unit. He stated that with a modification to the back portion of the property, one private parking space could be provided. Director Watkins then provided further detail concerning the second floor renovation. Commissioner Bob Stare joined the meeting at 7:10pm.

Chairwoman Keller-Stein asked if there were questions concerning the petition. Commissioner Wurtz asked how the parking is enforced. What if they violate the term of the special use and park on the street or the adjoining private property. Director Watkins stated that parking on the street would result in tickets since there is not any overnight parking allowed. He further stated that if they parked illegal on the adjoining property it would require that property owner to enforce his property rights. Thus staff is not concerned with compliance if the condition is attached to the special use that only one space is permitted.

Commissioner Zinni asked if the build out will meet fire code restrictions concerning clearance for the second floor and access issues. Director Watkins stated that before

the permit can be released, the Fire Department reviews the permit and must sign off. Director Watkins also stated that he would inquire about the clearance issue as well.

Chairman Keller-Stein swore in the owner and builder of the project and asked if they wanted to add any additional comments. The owner Shawn Li and builder Jim Kelley provided additional testimony concerning the buildout and intent of the project.

Chairwoman Keller-Stein asked if there was anyone in the audience with questions or wishing to speak in regard to the project. There was none in the audience. Chairwoman Keller-Stein asked for a motion to close the public hearing. Motion was made by Commissioner Stare and seconded by Commissioner Stringfellow. The motion carried unanimously (6-0).

Chairwoman Keller-Stein asked for a motion concerning the finding of facts for the special use. The motion was made by Commissioner Wurtz and seconded by Commissioner Stare. The motion carried unanimously (6-0).

Chairwoman Keller-Stein asked if there was a motion for findings of fact concerning the variation. Commissioner Bickford made the motion and it was seconded by Commissioner Wurtz. The motion carried unanimously (6-0).

Chairwoman Keller-Stein asked if there was a motion to recommend the special use and variance. Commissioner Stringfellow made the motion and it was seconded by Commissioner Bickford. The motion carried unanimously (6-0).

PZ 18-1072, Grady Walsh d.b.a. Grady's Garage, 45 N. Garden Avenue, Special Use Permit for Garages, automotive repair in the M-Limited Industrial Zoning District.

Chairwoman Keller-Stein asked for a motion to open PZ 18-1072 Grady Walsh d.b.a. Grady's Garage at 45 N. Garden Avenue for a Special Use Permit for Garages, automotive repair in the M-Limited Industrial Zoning District. The motion was made by Commissioner Stare and seconded by Commissioner Stringfellow. The motion carried unanimously.

Director Watkins provided an overview concerning the petition. He stated that the owner would keep all vehicles being worked on either inside the garage or in the fenced area to the back of the lot. The petitioner has a smaller operation and usually only deals with a handful of cars at a time. His business tends to work on vehicles from nearby companies located on N. Garden Avenue.

Chairwoman Keller-Stein asked the Commissioners if they had questions regarding this petition. Commissioner Zinni asked if the facility had a triple basin drain as automotive work occurred on the property. Director Watkins explained that automotive repair businesses do require a triple basin but he did not know definitively whether this facility had one or not. Chairman Keller-Stein asked if the petitioner Mr. Grady knew. Mr. Grady stated that he did not know for sure; he stated

that there is a floor drain, but does not know if it is part of a triple basin. Mr. Watkins stated that he would have an inspector look at the facility to see if it complies.

There was some additional discussion and comments concerning the use and how it is in keeping with the uses in the immediate area.

Chairwoman Keller-Stein asked if there was anyone in the audience with questions or concerns about the special use permit. There was none. Chairwoman Keller-Stein asked if there were any other questions in regard to the special use permit from the Commissioners. There being none, Commissioner Keller-Stein asked for a motion to close the public hearing. The motion was made by Commissioner Stare and seconded by Commissioner Wurtz. The motion carried unanimously (6-0).

Chairwoman Keller-Stein asked for a motion to approve the findings of fact for the special use PZ 18-1072. The motion was made by Commissioner Wurtz and seconded by Commissioner Stare. The motion carried unanimously (6-0).

Chairwoman Keller-Stein asked for a motion to recommend the special use and a motion was made by Commissioner Wurtz and seconded by Commissioner Stare. The motion carried unanimously (6-0). Director Watkins stated that this matter would be on the February 11 agenda for the Committee of the Whole.

PZ 19-1076, Village of Roselle, B-5 Arterial Business District, Zoning Ordinance Text Amendment to allow a "cemetery" as a special use in the B-5 Arterial Business District [Section 8.06(C)]

Chairwoman Keller-Stein asked for a motion to open the public hearing PZ 19-1076, Village of Roselle, B-5 Arterial Business District Zoning Ordinance Text Amendment to allow a "cemetery" as a special use in the B-5 Arterial Business District [Section 8.06(C)]. The motion was made by Commissioner Bickford and seconded by Commissioner Stare. The motion carried unanimously (6-0).

Director Watkins stated that this text amendment is being requested by the Salerno's to support a special use petition that the P&Z will see at their regular March meeting. The text amendment allows a cemetery as a special use in the B-5 District. He stated that the Salerno's have a desire to establish a Memorial Garden on the acreage adjacent to their funeral home facility on Lake Street. They will also be doing an addition onto the funeral home in order to accommodate some indoor niches. He further stated that the special use would be written to only allow niches versus grave plots. Mr. Watkins stated that cemeteries covers the use of land for niches and that cemeteries are already a special use in the B-4 District (as well as residential Districts).

Chairwoman Keller-Stein asked if the petitioner wanted to add any additional comments. George Salerno stated that this was a use that would complement the

adjoining funeral home and would allow for the expansion of their business. He went further to explain details of the forthcoming Memorial Gardens.

Chairwoman Keller-Stein asked if the Commissioners had any questions. The Commissioners asked about the height and nature of the material that will be utilized to hold the niches. Commissioner Zinni asked about access to the facility. Commissioner Wurtz asked about ownership of the niches decades from now. Questions were also brought up concerning hours of operation and access to the facility. Mr. Salerno answered these and an assortment of questions about the future petition. Director Watkins inserted that the hearing tonight is just about the text amendment, and that the details of the Memorial Gardens would come with the special use consideration.

Chairwoman Keller-Stein asked if there was anyone in attendance tonight wishing to speak in favor or against the petition. There was none.

Chairwoman Keller-Stein asked to close the public hearing. The motion was made by Commissioner Wurtz and seconded by Commissioner Stare. The motion carried unanimously (6-0).

Chairwoman Keller-Stein asked for a motion to recommend the text amendment. The motion was made by Commissioner Stare and seconded by Commissioner Bickford. The motion carried unanimously (6-0).

Director Watkins stated that this matter would be before the Committee of the Whole at a future date after the recommendation concerning the special use.

Old Business: There was no old business.

New Business: Director Watkins mentioned that the Memorial Garden will be before the P&Z at their regular March meeting.

With no further business, Chairwoman Keller-Stein asked for a motion to adjourn. The motion was made by Commissioner Stare and seconded by Commissioner Stringfellow. The motion carried unanimously.

The meeting ended at 7:50 p.m.