

Plan Commission Minutes July 10, 2014

CALL TO ORDER

The Chairman, John Janek, called the meeting of the Plan Commission to Order on Thursday, July 10, 2014 at 7:00 PM.

PLEDGE OF ALLEGIANCE & SWEAR IN

The Pledge was recited and the Petitioners were sworn in.

ATTENDANCE/ROLL CALL

Members Present: John Janek, Mark Davis, Don Luddeke, Mary Jo Akeman, Peggy Cunningham, Andy Mathes and Roger Tracy. Also present: Zoning Administrator Steve Willaredt. Excused absences: Shirley Howard and Jack Taylor.

MINUTES/AGENDA

A Motion to approve the Minutes from the previous meeting (May 1, 2014) and this evening's Agenda was Mark Davis and seconded by Roger Tracy. Voice Vote. All ayes. Motion carried.

COMMENTS

The Chair stated to the Petitioners, the Plan Commission is a recommending body to the City Council and the Council will have the final determination at their next scheduled meeting.

COUNCIL REPORT

No Council member present. The Zoning Administrator reported everything went fine and Petitions presented were approved.

**PETITIONER (1): Best Medical Trip
Jane Poole
2241 Lincoln Avenue**

The Chairman stated the first request is a Petition to allow a medical transport business establishment in a Residential District Zoned R-3. The Zoning Administrator said this is basically a change in ownership from the former Best Med Car, Incorporated.

Jane Poole came forth, stated her name and her home address is 107 East Cherry Street in Hartford, Illinois. She has purchased the property and is requesting a Special Use Permit to continue the medical transport business which will be the same type establishment as the former company, everything would be as before.

Commission member Mary Jo Akeman completed the checklist as follows:

- a). Hours of Operation limited to: 6:00 AM to 6:00 PM
- b). Days of operation: Monday thru Saturday

- c). Signage limited to: None
- d). Screening required: No
- e). Additional parking required: None required
- f). Any additional exterior lighting permitted? No
- g). Is there a need to address storm water run-off? No
- h). Does permit expire with change of ownership and/or use? Yes
- i). Is re-application necessary to intensify use? Yes
- j). Shall the Zoning Administrator have the right to bring back the permit for review, if at any time, he finds the stated intent of the permit has not been followed or the business has become a nuisance? Yes

MOTION by Roger Tracy and seconded by Peggy Cunningham to accept the Petition and allow the Special Use permit to continue the medical transport business, under new ownership, with the above listed stipulations (items “a” thru “j”). Roll Call vote. All ayes. Motion carried by unanimous consent.

**PETITIONER (2): William & Anne Henke
2355 Pontoon Road**

The Petitioner’s request will be heard at the next scheduled meeting on August 7, 2014, due to a Illinois Open Meetings Act requirement inadvertently not met by Petitioner.

**PETITIONER (3): Resheda Jones
That’s Cute (woman’s boutique)
823 Niedringhaus Avenue**

The Chairman stated the Petitioner is requesting approval for a women’s boutique located in the Lincoln Place Planned Unit Development District.

Resheda Jones came forth and stated she wishes to establish a business with sale of ladies apparel and accessories. Her dream is to bring new and innovative fashion to this area and distributed a sample of a “waist trainer” which she believes will be a popular item. Her intent is to utilize local designers of apparel and accessory items. The Commission commended her for her presentation and enthusiasm.

Mary Jo Akeman completed the checklist:

- a). Days & Hours of Operation limited to: Monday – Thursday 10:00 AM to 6:00 PM
Friday & Saturday 10:00 AM to 8:00 PM Sunday 12:00 PM to 6:00 PM
- b). On Holidays - extended hours
- c). Signage limited to: Flush Mount
- d). Screening required: No
- e). Additional parking required: None required
- f). Any additional exterior lighting permitted? No
- g). Is there a need to address storm water run-off? No
- h). Does permit expire with change of ownership and/or use? Yes
- i). Is re-application necessary to intensify use? Yes
- j). Shall the Zoning Administrator have the right to bring back the permit for review, if at any time, he finds the stated intent of the permit has not been followed or the business has become a nuisance? Yes

The Zoning Administrator asked when the retail store may be open for business; Resheda replied late August, 2014.

MOTION by Roger Tracy and seconded by Andy Mathes to approve the Petition and allow the establishment of “That’s Cute” women’s boutique located in the Lincoln Place Planned Unit Development District with the above listed stipulations (items “a” thru “j”).
Roll Call vote. All ayes. Motion carried by unanimous consent.

NEW BUSINESS

The Chairman read the letter submitted by Frank Greathouse announcing his resignation (Attachment A, copy available upon request) due to his relocation to another city. The Chair recommended a plaque be presented to Frank for his dedication to the Commission and municipal service to the City of Granite.

MOTION by Mary Jo Akeman and seconded by Don Luddeke to request a plaque be issued by Major Ed Hagnauer and be presented to Frank Greathouse for his service to the community and dedication to the Plan Commission. Roll Call vote. All ayes. Motion carried by unanimous consent.

Mary Jo Akeman announced the Grand Opening of the newly renovated Main Library is scheduled for Sunday, August 16, 2014. She proudly stated the cost fell under the budgeted amount and the opening is ahead of the projected timetable.

UNFINISHED BUSINESS

None Voiced.

MOTION to adjourn made by Mark Davis and seconded by Roger Tracy. Motion carried.

Respectfully submitted,
Barbara Hawkins
Recording Secretary
Plan Commission

PLAN COMMISSION ADVISORY REPORT
Hearing Date: July 10, 2014

**PETITIONER: Best Medical Trip
Jane Poole
2241 Lincoln Avenue
Special Use Permit**

MOTION by Roger Tracy and seconded by Peggy Cunningham to grant the Special Use Permit and allow the continuation of the medical transport business, under new ownership.

- a). Hours of Operation limited to: 6:00 AM to 6:00 PM
- b). Days of operation: Monday thru Saturday
- c). Signage limited to: None
- d). Screening required: No
- e). Additional parking required: None required
- f). Any additional exterior lighting permitted? No
- g). Is there a need to address storm water run-off? No
- h). Does permit expire with change of ownership and/or use? Yes
- i). Is re-application necessary to intensify use? Yes
- j). Shall the Zoning Administrator have the right to bring back the permit for review, if at any time, he finds the stated intent of the permit has not been followed or the business has become a nuisance? Yes

ROLL CALL VOTE

John Janek	Yes	Peggy Cunningham	Yes
Mark Davis	Yes	Andy Mathis	Yes
Don Luddeke	Yes	Roger Tracy	Yes
Mary Jo Akeman	Yes		

Motion carried by unanimous consent.

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**PETITIONER: Resheda Jones  
"That's Cute" Women's Boutique  
823 Niedringhaus Avenue**

**MOTION** by Roger Tracy and seconded by Andy Mathes to approve the Petition and allow the establishment of the women's boutique in the Lincoln Place Planned Unit Development District.

- a). Days & Hours of Operation limited to: Monday – Thursday 10:00 AM to 6:00 PM  
Friday & Saturday 10:00 AM to 8:00 PM Sunday 12:00 PM to 6:00 PM
- b). On Holidays - extended hours
- c). Signage limited to: Flush Mount
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- h). Does permit expire with change of ownership and/or use? Yes
- i). Is re-application necessary to intensify use? Yes

- j). Shall the Zoning Administrator have the right to bring back the permit for review, if at any time, he finds the stated intent of the permit has not been followed or the business has become a nuisance? Yes

**ROLL CALL VOTE**

|                       |            |                         |            |
|-----------------------|------------|-------------------------|------------|
| <b>John Janek</b>     | <b>Yes</b> | <b>Peggy Cunningham</b> | <b>Yes</b> |
| <b>Mark Davis</b>     | <b>Yes</b> | <b>Andy Mathis</b>      | <b>Yes</b> |
| <b>Don Luddeke</b>    | <b>Yes</b> | <b>Roger Tracy</b>      | <b>Yes</b> |
| <b>Mary Jo Akeman</b> | <b>Yes</b> |                         |            |

**Motion carried by unanimous consent.**

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**PURPOSE:** Frank Greathouse Resignation

**MOTION** by Mary Jo Akeman and seconded by Don Luddeke to request a plaque be issued by Mayor Ed Hagnauer and be presented to Frank Greathouse for his service to the community and dedication to the Plan Commission.

**ROLL CALL VOTE**

|                       |            |                         |            |
|-----------------------|------------|-------------------------|------------|
| <b>John Janek</b>     | <b>Yes</b> | <b>Peggy Cunningham</b> | <b>Yes</b> |
| <b>Mark Davis</b>     | <b>Yes</b> | <b>Andy Mathis</b>      | <b>Yes</b> |
| <b>Don Luddeke</b>    | <b>Yes</b> | <b>Roger Tracy</b>      | <b>Yes</b> |
| <b>Mary Jo Akeman</b> | <b>Yes</b> |                         |            |

**Motion carried by unanimous consent.**