

**JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY, AUGUST 20, 2018
7:00 PM
BOARD ROOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.**

Present: Jeff Pfannerstill, Ann Wallschlager, David deCourcy-Bower, James Schneeberger, Tim Fenner and Tim Hallquist.

Absent: Jack Wenstrom

Others Present: Administrator Cox, Building Inspector Hussinger and Deputy Clerk Bush y.

Call to Order-

1. Consideration of a motion to approve the Jt. Architectural Board/Plan Commission Minutes of July 16, 2018.

Motion (Hallquist /Schneeberger) to approve the Jt. Architectural Board/Plan Commission minutes of July 16, 2018. Carried (5-0) with 1 abstention, Wallschlager.

2. Architectural Board review and consideration of a sign for Tabi’s Lake Country, 111 E. Capitol Drive.

This is a request for a sign change which will reflect the name change. The request is for 1 wall sign, 1 projecting sign and is subject to BID approval. Wallschlager asked for clarification on the eyelet screws underneath the proposed projecting sign. Brief discussion on the new sign.

Motion (Hallquist/deCourcy-Bower) to approve the request for a sign for Tabi’s Lake Country, contingent on BID approval. Carried (6-0).

3. Architectural Board review and consideration of plans for a canopy addition for Heraeus Electro-Nite, 541 S. Industrial Drive.

Cameron McFarland from MSI General was present to explain the canopy addition. The main front door of the building currently has a small awning/canopy and they would like the same on the side door just smaller. It would look similar to the one on the main door.

Motion (deCourcy-Bower/Hallquist) to approve the canopy addition for Heraeus Electro-Nite, 541 S. Industrial Drive. Carried (6-0).

4. Architectural Board consideration of plans for a fueling station canopy for Advanced Disposal, 559 Progress Drive.

Dick Wall from Advanced Disposal was present to explain the proposed fueling station canopy. The proposed fueling station canopy is for the existing fuel station that was upgraded last year. The entire project started about a year ago. The canopy will cover the fuel island and protect the drivers. The canopy will be 22 x32 ft. The lighting in the canopy will be down lighting and will be a standard gray color. The petitioner was asked to bring in a color sample for the building inspector to see.

Motion (Fenner/Wallschlager) to approve the canopy of the fueling station for Advanced Disposal, contingent on the building inspector viewing and approving the color sample. Carried (6-0).

5. Plan Commission consideration of a final plat for Kiefer Farms subdivision in the town of Merton.

Pfannerstill explained this is the final plat for Kiefer Farms subdivision in the town of Merton. Susan Mihojevich N52 W30555 Moraine Dr, Merton, asked what the traffic plan is for the high school. Administrator Cox said no access to Campus Drive would be allowed. He said the only way the Village would approve the plat is if there is no access to Campus Drive, which is a Village road. Several residents from Merton who were present asked why Hartland was reviewing the plat if it is located in Merton. Administrator Cox explained it is because of extraterritorial jurisdiction. He said a year ago the board reviewed and approved the preliminary plat with the following conditions:

1. No access to Campus Drive
2. Stormwater management plan would need to be approved by the Village engineer since the stormwater comes to the Village of Hartland.
3. Protection of the trees in the southern portion of outlot no. 1.

After some discussion a motion was made by Fenner and seconded by Halquist to approve the final plat subject to the removal of the farm access and the Village engineer approving the stormwater mgmt. plan. deCourcy-Bower asked about the placement of the stormwater pond on the plat & how it appears to encroach on several of the proposed properties and Campus Drive. He questioned what would happen in the event of a 100 yr. flood and was concerned about the layout. Pfannerstill said they laid it out to meet the current zoning however it does appear to encroach on Campus Drive. There was brief discussion on the stormwater plan. Pfannerstill said deCourcy-Bower brought up a very good point. He said he is concerned they laid it out to meet the current zoning because they have to have a certain amount of space, even though it is intercepting with a situation which could be stormwater running up onto someone's land. He said it looks like it goes right up to the road and he wanted to make sure there they don't have the situation where you get rain for a week or 2 straight and the underside of the road could be washed to the point of a collapse. Pfannerstill suggested this item be tabled.

Motion (Pfannerstill/Wallschlager) to table the item. Carried (6-0).

6. Plan Commission review and consideration of a request from the BID related to verbiage on one or more water towers.

A BID representative was present to explain the proposal. He said the BID would like to develop and monitor a website called explorehartland.com. They would like to have it put on the water tower as they feel it would bring more attention to things happening in Hartland. He said they could add the verbiage at no extra cost. Wallschlager commented that she feels it is too busy and doesn't need to be on a tower. She asked doesn't the Village and the Chamber already cover all the things going on in Hartland? Another issue that was brought up was if the BID maintains the website what happens in the future when the current members are gone? Halquist asked if the verbiage would be on both sides and Administrator Cox said probably.

deCourcy-Bower said while he thinks it would be good, he wants to ensure that the Village doesn't have to repaint it. Pfannerstill expressed concern of it changing in the future also. Halquist asked when it would be painted, and Administrator Cox said the spring. Originally it was just going to be on the Hill St. tower then it moved to all of them. Administrator Cox pointed out that the green line would come up higher on the tower than what is shown in the picture. Halquist suggested eliminating the word explore on the top line. Fenner said he would like an agreement since this is a public site advertising something that is run by a private group. Fenner suggested the BID reconfigure the drawings, table it and bring it back next month.

Motion (deCourcy-Bower/Halquist) to table it until next month. Carried (6-0).

7. Plan Commission consideration of actions related to a possible amendment to the Conditional Use Permit recently issued to Meyer Material/Lafarge Aggregates for the property at 700 W Capitol Drive.

a. Discussion of a request to amend the recently-issued Conditional Use Permit to address operational requests related to the concrete facilities on the site.

Administrator Cox said there was an email from the company that asked for some amendments to the hours of the recently issued Conditional Use. He said they would like to operate basically 24 hours a day Monday thru Friday, 4am-8pm on Saturdays and the ability to operate on Sunday. Pfannerstill questioned why they are just coming forward now with.

Justin Kratochvil from Ozinga explained how they recently became aware of the restrictions. He said the hours they work are based on demand of concrete. He said they operate 5-6 days a week and generally not on Sunday, however it is based on their customers. They would like to have no time limitations during the week, Saturday hours 4am-8pm, and Sunday as needed and would be happy to contact the Village for approval.

Administrator Cox said in respect to other operations on the site, the only thing the Village limits is the shipping and receiving of products from 6am-10pm with no specification to the days of the week. He said the crushing did have specific days and time which is 7am-4pm Monday-Friday and they are requesting to open the hours up. Pfannerstill commented that the

difficult thing is that things sound different at 4am vs 4pm. Mr. Kratochvil said they have received no complaints in the time he has been around since 1999. Administrator Cox said that is an important distinction to make and to remember that this is operating there now. Mr. Kratochvil said 98% of their business is done between 6 and 6. Administrator Cox said they did something for Illinois cement and he read a section from their conditions. He said the condition stated 'in the event or an emergency or unanticipated situation which may cause a need for the facility permitted under the CUP to operate either or both more truck visits or additional hours as identified in the hours section a temporary expansion of these provisions may be authorized by the Village administrator or his designee for the period not to exceed one week.' He said that was put into the Illinois Cement piece to address those type of situations. deCourcy-Bower said he are comfortable with that type of approach here vs allowing the operation 24 hours a day. Fenner said he also liked that type of approach and it gives them opportunity to address operation concerns. Pfannerstill said it would helpful to know what is going on, and once you grant it, it makes it difficult to scale it back. There was some discussion on Ozinga's hours. Administrator Cox said why we don't have Ozinga do a Plan of Operation, so there is clean understanding of their business. He said they will look into the matter of the 4am concept, he can bring over the language that gives that opening if there is something specific going on they can open up the hours and they will make sure they come up with good language that directs the benefits not only to Meyer for their crushing activities but Ozinga with this as well.

b. Consideration of a motion to set a public hearing on the matter to be held during the Regular Plan Commission meeting on September 17, 2018.

Motion (Fenner/Halquist) to set the Public Hearing on the matter to be held during the Regular Plan Commission meeting on September 17, 2018. (6-0).

8. Adjourn

Motion (Schneeberger/Fenner) to adjourn. Carried (6-0). Meeting adjourned at 8:08 PM.

Respectfully submitted by
Recording Secretary,

Deidre Bush y, Deputy Clerk