

**VILLAGE OF HAMPSHIRE
ZONING BOARD OF APPEALS**

**MINUTES
August 28, 2018**

A meeting of the Hampshire Zoning Board of Appeals was called to order at 7:00 p.m. Members present: Chair C. Christensen, W. Albert, N. Collins, H. Hoffman, R. Frillman, and J. Schaul. Members absent: None. Also present were Village President J. Magnussen, and Village Attorney M. Schuster.

Mr. Schaul read the minutes of the meeting of August 14, 2018, and after corrections, submitted them for board approval.

On motion made by H. Hoffman, seconded by R. Frillman, to approve the minutes of the meeting of the Zoning Board of Appeals held on August 14, 2018, the vote was 6 aye, 0 nay. Motion passed.

The first order of business for the meeting was the Petition of Northern Builders, Inc. for Zoning Amendment, in part from F-1 Farming District, and in part from Estate Residential Zoning District upon annexation, to M-2 General Industrial District for a certain 80-acre tract located at the southeast corner of Higgins Road and Widmayer Road.

The Chair convened a public hearing in regard to the Petition for Zoning Amendment at 7:08 p.m.. A Certified Shorthand Reporter was present to make a record of the hearing. The Village Attorney made some introductory remarks, including a recitation of the notice of the public hearing, and the location and present status of the territory in question.

Mr. Matt Grusecki appeared for the Petitioner, and summarized the nature of the Petition for the members of the Board. The property in question consists of two parcels: an 18.22-acre tract immediately adjacent to the Hampshire Woods Subdivision, located in the Village; and a 61.77-acre tract west of that, fronting on Widmayer Road, located outside the Village. The entire parcel is to be re-zoned to M-2 General Industrial Zoning District for future development. The first piece to be developed would be the southernmost 14.74 ± acres, for a new 150,000 s.f. industrial building. Access to the property would be from the east, through Hampshire Woods, to Gast Road and US Highway 20. The land would be served by an extension of Village sewer and water utilities.

The new building is planned for occupation by the PetAg Company, an existing village business which would re-locate to the site. .

Questions were asked by the members of the Board, and are detailed in the transcript of the hearing on file with the Village Clerk. Areas of inquiry included traffic at Gast Road and US Highway 20, and on Higgins Road and Widmayer Road, including the intersection of Higgins Road and US Highway 20; the size of the building and scope of operations of the proposed user; and the Concept Plan displayed by the Petitioner at the hearing.

Five (5) members of the public were present to comment on the Petition. The comments and questions asked, and responses from the Petitioner, are set out in the transcript of the public hearing. Comments and questions concerned the safety of local residents, in particular concerning traffic on Widmayer Road and Higgins Road, and noting the relatively blind entrance to Felsmith Avenue from Higgins Road, west of Widmayer Road; the size and scope of operations at the proposed new building, in particular re hours of operation and noise; the proposed access road and internal drive as shown on the Concept Plan, in particular as the Plan depicts a connection to Higgins Road; and the capacity of the Village's wastewater treatment plant to service the proposed development.

The public hearing was closed at 8:12 p.m.

On motion by H. Hoffman, seconded by R. Frillman to recommend approval of the Petition for Zoning Amendment, in part from E-3 Estate Residential Zoning District, and in part from F-1 Farming Zoning District, to M-2 General Industrial District, for the 80-acre parcel identified in the Petition, the vote was 6 aye – 0 nay. Motion passed.

On motion by H. Hoffman, seconded by W. Albert, to authorize the Chairman to execute and deliver on behalf of the Zoning Board of Appeals a written Findings of Fact and Recommendation to the Board of Trustees, the vote was 6 aye – 0 nay. Motion passed.

On motion duly made and seconded, the meeting was adjourned at 8:25 p.m.

Respectfully submitted,

Joseph Schaul Jr.

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Secretary