

HAMPSHIRE PLANNING COMMISSION

MEETING MINUTES

Date: January 14, 2019

Call to Order: The meeting was called to order by Chairman Bill Robinson at the Hampshire Village Hall at 7:08 PM.

Roll Call: Present- Bill Robinson, Bill Rosseti, Ken Swanson, Tim Wetzel , Bryan Mroch and Aaron Neal. Absent- none. Vacancies – 1.

Treasurer's report: No Report.

Approval of Minutes: The minutes of the meeting of December 10, 2018 were approved by a voice vote.

Motion by Tim Wetzel, 2nd by Bill Rosseti. Motion was approved by voice vote, Bill Robinson-aye, Bill Rosseti-aye, Bryan Mroch-aye, Tim Wetzel-aye, Ken Swanson-aye, Aaron Neal-Abstain.

Also Present: Mark Schuster, Village Attorney and Village President, Jeff Magnussen.

Guests: Troy Paionk representing BSTP Midwest, LLC , and Drew Zazofsky representing Thornton Gas Stations

Old Business: None

New Business:

1. Consideration and recommendation to the Zoning Board of Appeals, under par:6-14-4(C)(2) of the village code, regarding the Application of BSTP Midwest, LLC, filed with the consent of the current owner, 479 Enterprises, Inc., for Special Use in the HC Highway Commercial Zoning District at 17N479 U.S. Highway 20 in the village (the Citgo service station/restaurant property) to allow for construction of a new automobile service station, including sales of gasoline at retail and an

automobile/truck stop on the property, pursuant to par.6-8-7(D) of the village code (together with permitted uses for a convenience store and a free-standing general retail center on the property).

Mr. Troy Paionk and Drew Zazofsky were present to present a petition of Thornton's for approval of a special use for an automotive gasoline service station/truck stop(together with a free standing retail center.) on the property at 19N479 US Highway 20 in the village of Hampshire. Mr. Zazofsky stated that the site plan included a 5500 SQ. FT. convenience store with 28 automobile parking spaces in front and on the side and a 7400 SQ. FT. retail store with 62 automobile parking spaces as well as (7) diesel fuel pumps in the rear and (7) gasoline pumps under the existing canopy. There will be 45 truck parking spaces on the North side of the property. When asked by a commissioner if they were going to use the existing building he said that they had not made a final decision on that yet, but if they do use it, the building would be made to look like the pictures that were included with the site plan.

In order to develop the property with this model, three zoning variances would be required, concerning the setback for any drive aisle, and for parking islands, as well as several variations of the landscape requirements of the Building Code.

During discussion with the commissioners, Mr. Zazofsky indicated that the convenience store would offer coffee, soft drinks, fast foods and other items that drivers might use. They will also be replacing the underground fuel storage tanks with all of the piping and gas pumps. Although there are no specific businesses contracted for the retail building yet, there is accommodation for a drive thru business.

A motion was made by Bryan Mroch to recommend approval of the request for "Special Use" for the property commonly known as 19N479 U.S. Highway 20 located in the Village of Hampshire, 2ND by Aaron Neal. Motion carried by unanimous voice vote.

Ayes: Bill Robinson, Bill Rosseti, Ken Swanson, Tim Wetzel, Bryan Mroch, Aaron Neal.

Nays: None

The matter is next scheduled for review of the Application for Special Use, and an application for the zoning variations, by the Zoning board of Appeals on February 12, 2019.

Adjournment: There being no further business the meeting was adjourned at 7:45 PM. Motion by Aaron Neal, 2nd by Tim Wetzel. Motion carried by unanimous voice vote.

Next Meeting: TBD

Respectfully submitted,

Kenneth Swanson

Secretary/ Plan Commission