

# **HAMPSHIRE PLANNING COMMISSION**

## **MEETING MINUTES**

**Date:** October 15, 2018

**Call to Order:** The meeting was called to order by Chairman Bill Robinson at the Hampshire Village Hall 7:00PM.

**Roll Call:** Present- Aaron Neal, Bill Robinson, Bill Rossetti, Bryan Mroch and Tim Wetzel

Absent- Ken Swanson

Vacancies-1

**Also Present:** Village Attorney Mark Schuster and Village Engineer Julie Morrison.

**Treasurer's report:** No report.

**Approval of Minutes:** A motion was made to approve the Planning Commission meeting minutes of September 10th, 2018 as documented.

**Moved:** Tim Wetzel

**Seconded:** Aaron Neal

**Ayes:** Aaron Neal, Bill Robinson, Bill Rossetti, Bryan Mroch, Tim Wetzel

**Abstains:**

**Nays:** None.

**Motion carried by voice vote.**

**Guests:** Matthew J. Grusecki, Senior Vice President with Northern Builders, Joe Lazar, Attorney Thomas Burney.

**Old Business:** None.

**New Business:**

- 1. Consideration and Recommendation regarding Final Plat of Subdivision, together with accompanying Preliminary / Final Plans, for the Hampshire Grove Business Park Subdivision, located at the southeast corner of Higgins Road and Widmayer Road, on land annexed or to be annexed to the Village, pursuant to §7-2-4 of the Village Code.**

Mr. Matt Grusecki introduced himself and provided a recap of the proposed initial 14.7 acre development of the larger 80 acre Hampshire Grove Business Park.

This initial 14.7 acre proposal is to be developed for a Hampshire local business; PetAg Inc., looking to expand their operational facility space while staying in Hampshire.

After some further additional discussion, a motion was made to recommend approval of the Final Plat for Hampshire Grove Subdivision.

**Moved:** Tim Wetzel.

**Seconded:** Aaron Neal.

**Ayes:** Aaron Neal, Bill Robinson, Bill Rossetti, Bryan Mroch, Tim Wetzel.

**Nays:** None.

**Motion carried by voice vote.**

**2. Consideration and Recommendation regarding Amended Final Plat of Subdivision for Old Mill Manor Subdivision, Unit 10 and Old Mill Manor Subdivision, Unit 11, located on Oak Knoll Drive / IL 72 in the Village.**

Mr. Schuster inquired as to Mr. Lazar's workings with IDOT regarding the single vehicular entry from Il Route 72 as originally proposed. Mr. Lazar states the second entry is being reviewed by IDOT. The Commission was advised of the original development plans in that the Casey's is situated on two of the 8 original lots, and this proposal is a continued development of the remaining lots. Traffic ingress/egress to the subdivision was discussed at length.

Bryan Mroch inquired as to the proposed landscaping on the northern property border between proposed commercial development and the existing Old Mill Manor residential, expressing a concern for possible resident frustrations and requested if a fence or additional landscaping could be considered. Mr. Lazar stated he had no issue adding additional 'buffer' landscaping along the northern property line to provide sound abatement and visual aesthetics.

Ms. Morrison also advised the board of the planning done to address stormwater management as this proposed development will afford an opportunity to address long term concerns while portions of Il Route 72 will be excavated and underground utilities will be accessible during development.

After some further additional discussion, a motion was made to recommend approval of the Amended Final Plat of Subdivision for Old Mill Manor Subdivision with requested additional landscaping.

**Moved:** Bill Robinson

**Seconded:** Aaron Neal

**Ayes:** Aaron Neal, Bill Robinson, Bill Rossetti, Bryan Mroch, Tim Wetzel

**Nays:** None.

**Motion carried by voice vote.**

**3. Consideration and Recommendation regarding Concept Plan for Tri County Self Storage site and subdivision, for property located on US Highway 20 west of the Hampshire Corporate Center Subdivision (to be annexed to the Village).**

Mr. Burney advised of the proposed self-storage facility and that he/his client were present to present their initial plans and ask for the Planning Commission's initial reaction to the proposal.

Some discussion was made on several points:

- the current and possible required zoning changes
- they would be requesting annexation in the Village of Hampshire with no annexation agreement. In response to an inquiry by Bill Robinson on this item, Mr. Schuster advised that an annexation agreement is not explicitly required in all annexations
- Mr. Burney also advised of their collaboration with the Army Corps of Engineers on any possible concern with the property's groundwater/waterway status. Bill Robinson inquired on this item.

Mr. Schuster advised that as this is a 'pre-preliminary' presentation to the Commission and that no vote was technically required.

**Public Comment:** None

**Adjournment:** There being no further business, a motion was made to adjourn the October 15th, 2018 Plan Commission meeting.

**Moved:** Bryan Mroch.

**Seconded:** Tim Wetzel.

**Ayes:** Aaron Neal, Bill Robinson, Bill Rossetti, Bryan Mroch, Tim Wetzel.

**Nays:** None.

**Motion carried by voice vote.**

**Next Meeting:** TBD

Respectfully submitted,

Bryan Mroch

Acting Secretary / Plan Commission