

**VILLAGE OF HAMPSHIRE  
PLANNING & ZONING COMMISSION**

**MINUTES  
November 22, 2021**

A meeting of the Hampshire Planning & Zoning Commission was called to order at 7:00 p.m. by Chair B. Mroch. Members present: B. Mroch, and Commissioners H. Hoffman, A. Neal, and R. Frillman, in person; and W. Rossetti, via TEAMS. Absent was Commissioner L. Rapach. Also present were Assistant to the Village Manager Josh Wray and Village Attorney Mark Schuster (via TEAMS).

It was reported that Commissioner T. Wetzel had submitted his resignation from the Commission.

On motion by A. Neal, seconded by H. Hoffman, the minutes of the meeting of the Commission held on November 8, 2021, were presented for approval; and were approved by a vote of 4 aye, 0 nay.

The first order of business was to consider the Petition of William Investment Group for a variation of the rear yard and side yard requirements, and the “like construction” standard, for the property at 268 Mill Avenue in the M-1 Industrial District in the Village.

On motion by H. Hoffman, seconded by A. Neal, approved by vote of 4 aye, 0 nay, the public hearing was opened at 7:05 p.m.

The Village Attorney stated that public notice of this public hearing was published in the Daily Herald newspaper on November 6, 2021, and a certificate of such publication is on file with the Village Clerk.

Mr. Dan Schnaitmann (together with Lisa Schnaitmann) appeared for the petitioner, and stated that he both posted a sign on the property, and mailed notice to any adjacent owners within 250 feet not less than 15 days before the date of this public hearing.

He further explained that a variance was desired in order to place a new pole barn building in the northeast corner of the property, close to both the rear yard and side yard property lines. He noted that his neighbor to the east had a building on the property line. He stated that he could not afford a brick-style building. He believed that placing the building on the property line would allow a better aesthetic for the premises. He noted that there are other pole-barn style buildings on properties along Mill Avenue.

The Petition included certain building plans and an elevation drawing for the proposed building. Mr. Wray commented that the Village Building Regulations would not allow for a pole-barn building, but would require a “stick-built” building (in the style of a pole barn) on a foundation.

Members of the Commission inquired or commented as follows:

- In response to questioning, Petitioner stated that the hardship was driven by aesthetics on the parcel, and that he did not create the hardship; and that granting the variances would not affect property values in the neighborhood of Mill Avenue.
- Will the Owner rent out the new building? No, it will be for storage for owner’s business.

- More trailers, semi-trucks to be added to property? No.
- Who owns the trailers and semi-trucks to the north? The neighbor; they are not on the subject property.
- Can Owner match the color (of not the style) of the main building? Yes.
- Could Owner add some brick to the bottom of the planned building? Petitioner said that he “maybe” could do that, but to make it all brick would be too expensive.
- Could the building be placed at least 20’ off the side yard, which would still leave a space for a drive lane between the existing building and the new building? Petitioner has not planned that.
- Could vehicle parking be put on the west side of the existing building? Petitioner has not planned that.
- Mr. Rossetti noted that that he found no hardship in support of this Petition.

On motion by H. Hoffman, seconded by A. Neal, and by vote of 4 aye, 0 nay, the public hearing was closed at 7:29 p.m.

On motion by R. Frillman, seconded by H. Hoffman, to recommend approval of the petition for variation filed by William Investment Group, to vary the rear yard and side yard requirements, and the “like construction” standard of the Zoning Regulations, at 268 Mill Avenue in the M-1 Industrial District, the vote was 3 aye, 2 nay. Motion failed.

On motion made by H. Hoffman, seconded by A. Neal, to authorize the Chair to report the results of this meeting to the Board of Trustees, the vote was 3, aye 1 nay, Motion passed.

On motion duly made and seconded, the meeting was adjourned at 7:39 p.m.

Respectfully submitted,

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B. Mroch  
Chair