

# HAMPSHIRE PLANNING COMMISSION

## MEETING MINUTES

**Date:** January 8,2018

**Call to Order:** The meeting was called to order by Chairman Bill Robinson  
at 7:01 PM

**Roll Call:** Present- Bill Robinson, Bill Rossetti, Ken Swanson and Tim Wetzel.  
Absent-0, 3- Vacancies. A quorum was present.

**Treasurer's report:** Treasure Bill Robinson reported a balance of \$527.59 after  
expenditures of \$118.41.

**Approval of Minutes:** The minutes of the meeting of October 9,2017 were read  
and approved by unanimous vote . Motion by Tim Wetzel, 2<sup>nd</sup> by Bill Rossetti.  
Motion carried.

The commission next took up the matter of Public Hearing on the Petition filed  
by Hampshire Property, LLC to establish a Planned Residential Development in the  
Village, including a Zoning Map Amendment to re-zone the property in Tuscany  
Woods Subdivision lying outside of platted Unit #1(also known as Tuscany Woods  
Subdivision, Unit #2), in part from R-2 Single Family Residential Zoning District and  
in part from R-3 Two-Family Residential Zoning district, to Planned Residential  
Development Zoning District, and for re-subdivision of the territory comprising  
Unit #2 in accordance with a proposed Preliminary Development Plan.

On motion by Bill Rossetti, 2<sup>nd</sup> by Tim Wetzel the public hearing was opened at  
7:03 PM.

The Village Attorney recited that notice of this public hearing had been  
published in the Daily Herald on December 22, 2017; and that a Certificate of  
Publication is on file with the Village Clerk.

Mr. Burney stated that notice had been mailed to adjacent property owners as of December 22, 2017; and presented proof of mailing, and receipts for certified mail, to be filed with the Village Clerk.

Mr. Burney also noted that a notice had been posted on the property more than 15 days prior to this public hearing.

Mr. Burney presented a map of the property under consideration and explained some of the details regarding their plan. He noted that the commercial space had been increased and the number of single family lots had decreased.

Ten residents made comments and asked questions regarding the development and discussed possible changes. The majority of the discussion revolved around the placement of the Duplex homes which are positioned next to the park and the possibility of building them in a different area, possibly behind the commercial area.

The public hearing was closed at 8:29 PM. Motion by Tim Wetzel, 2<sup>nd</sup> by Bill Rossetti. Motion carried by unanimous vote. 4 ayes, 0 naves.

A certified shorthand reporter took a verbatim record of all testimony and evidence presented at the public hearing , including also the deliberations of the Plan Commission members thereafter, and will file a transcript of the public hearing with the Village Clerk in due course.

After discussion by members of the Plan Commission, on motion by Tim Wetzel, 2<sup>nd</sup> by William Rossetti, to recommend approval of the Petition to establish a Planned Residential Development on the property in Tuscany Woods Subdivision lying outside of platted Unit #1 in the Village of Hampshire, subject to removing the duplex units from the area north of Il. Hwy 72, near Ruth Park, converting that area to single family residences, and re-locating the duplex units to the area South of IL. Hwy 72. The motion passed on a vote of 4 Ayes, 0 Naves.

On a motion by Tim Wetzel, 2<sup>nd</sup> by William Rossetti, to recommend approval of the proposed Preliminary Development Plan for said Planned Residential Development, subject to the removal of duplex residential units from the area

North of IL. Hwy 72, near Ruth Park, converting that area to single family residences, and re-locating the duplex residences to the area South of IL. Hwy 72. The motion passed by unanimous vote of 4 Ayes, 0-Nayes.

There being no further business the meeting was closed at 8:42 PM. Motion by Tim Wetzel 2<sup>nd</sup> by William Rossetti. Motion carried by unanimous vote of 4 Ayes, 0-Nayes.

**Next Meeting:** Monday , January 22, 2018

Respectfully submitted,

Kenneth Swanson

Secretary