

# **HAMPSHIRE PLANNING COMMISSION**

## **MEETING MINUTES**

**Date:** Dec. 14, 2020

**Call to Order:** The meeting was called to order by Chairman Bryan Mroch at 7:00 P.M.

**Roll Call:** Present in person- Mroch, Rapach, Swanson. On-line, Neal, Rosseti, Wetzel.

Absent- None

**Treasurer's report:** None.

The draft minutes were modified at the request of Mr. Wetzel as follows- Item 10. In "Comments" was from Mr. Wetzel, not Mr. Rapach. Mr. Swanson also stated that Mr. Wetzel was present on-line not in person as stated in "Approval of Minutes".

**Approval of Minutes:** On motion by L. Rapach, 2<sup>nd</sup> by K. Swanson the minutes of the meeting held on October 26, 2020 were approved by roll call vote. Aye-Wetzel, Mroch, Rapach, Swanson, Rosseti and Neal. Nays, None.

**Also Present:** Mark Shuster, Village Attorney, on-line, Jay Hedges, Village Manager, Josh Wray, Asst. to Village Manager, Tom Moffat, Attorney and Steve Berglund, Briar Hill Ventures, LLC.

**Guests:** Ray Norlin, on-line, Veronica Berglund, Jamie Hodge, Jerry McCabe, Sam Billy, Mike Monog, Space Co. Inc.

**Old Business:** None

**New Business:**

The first order of business was to consider the petition of Consideration of and recommendation to the Village Zoning Board of Appeals under §6-14-4(C)(2) of the Village Code, regarding a Petition for a Special Use filed by Brier Hill Ventures, LLC to allow for operation of a re-cycling center for construction materials in the M-2 General Industrial District, pursuant to §6-9-3(C) of the Village Code, on part of the property identified as PIN 01-23-300-008 and PIN 01-25-100-009, respectively, comprising 18 ± acres located on the west side of Brier Hill Road, south of Allen Road and north of IL 72, after annexation of said property to the Village and classification in the M-2 General Industrial Zoning District.

Mr. Steve Berglund appeared in person for Brier Hill Ventures, as applicant. He explained that the property was purchased with the intention of building a construction material recycling facility. There will be two buildings. One building will house a grinder and other equipment used to separate and prepare the material for recycling, while the other building will house their office and some storage. The entire

preparation process for recycling will be done inside, which keeps noise to a minimum. Outside storage will only be used for product that is ready to be shipped out. The typical construction material they recycle consists mostly of wood,brick,cement,plastic and metal.

Commissioners inquired or commented about the following:

1. The proposed special use seems to fit the land uses in this area, even though the Comprehensive Plan designates the area on the west side of Brier Hill Road for residential development.
2. The proposed use is not incompatible with other uses in the area.
3. Environmental concerns appear to be addressed by the description of operations offered by Applicant at the meeting.
4. The aesthetics of the proposed development of the site are acceptable. Note that this owner has purchased or intends to purchase additional land in the vicinity of this site, and that his daughter resides on an 80-acre parcel to the immediate northwest. He concluded that he would not want to lower land values against his own interests.
5. The two buildings – one for operations, one for offices – appear to fit the other uses in the vicinity of this site.
6. There is an ongoing concern for traffic to and from the south, approaching and/or leaving the site, for two reasons: i) the roadway is weight-restricted and cannot bear heavy loads; and ii) the intersection of Brier Hill Road with IL 72 is a dangerous intersection. The applicant stated that he will direct the company's outgoing trucks to the north.
7. The Applicant states that operations will be indoors; perhaps a grinder is the loudest machine that will be used on site.
8. Hazardous materials are separated out and handled appropriately. ??? [I am not sure about everything that was said at this point of the meeting].
9. Hours of operation would normally be 6:00 a.m. – 4:00 p.m. except in winter months, when opening is put back to 7:00 a.m. There are Saturday operations until 12:00 noon.
10. The Applicant's attorney noted that there would be no detriment to the public from the Special Use at this location, no injury to other property and no impediment to orderly development in the area.

No members of the public made any comment at the meeting.

On motion made by L. Rapach and seconded by T. Wetzel, to recommend approval of the Petition for a Special Use filed by Brier Hill Ventures, LLC to allow for operation of a re-cycling center for construction

materials in the M-2 General Industrial District, on part of the property identified as PIN 01-23-300-008 and PIN 01-25-100-009, respectively, located on the west side of Brier Hill Road, south of Allen Road and north of IL 72, the vote was 5 aye, 0 nay. Motion passed. Aye's-L.Rapach,T. Wetzel,A. Neal,K. Swanson, and B. Rosseti.

On motion by K. Swanson and seconded by L. Rapach to authorize the Chair to deliver a report to the Zoning Board of Appeals, regarding the recommendation of the Commission,, the vote was 5 aye, 0 nay. Motion passed. Aye's-L.Rapach, T. Wetzel,A. Neal,K. Swanson, B. Rosseti

On motion duly made and seconded, the meeting was adjourned at 7:46 p.m..

Next Meeting: January 11, 2021

Respectfully submitted,

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Kenneth Swanson

Secretary

