

**VILLAGE OF HAMPSHIRE
PLANNING & ZONING COMMISSION**

**MINUTES
May 24, 2021**

The inaugural meeting of the Hampshire Planning & Zoning Commission was called to order at 7:00 p.m. Members present: Chair B. Mroch, and Commissioners H. Hoffman, R. Frilman, A. Neal, and L. Rapach, in person; and Commissione W. Rossetti, via Microsoft Teams. Also present were Village Manager J. Hedges, and Assistant to the Manager, J. Wray, in peson; and Village Attorney Mark Schuster (via Microsoft Teams).

The first order of business was to consider the Petition for Zoning Amendment filed by ECR Acquisitions, LLC to amend the classification of certain property, being a portion of Hampshire Woods Subdivision, situated on the north side of US Highway 20 at Gast Road, from O-M Office Manufacturing Zoning District to M-2 General Industrial Zoning District.

On motion by Hank Hoffman, seconded by Aaron Neal, to combine this matter for purposes of public hearing, with the 2nd Agenda Item, to wit: the Petition for Zoning Amendment filed by ECR Acquisitions, LLC to classify certain property, to wit, a 10.5-acre parcel adjacent to Hampshire Woods Subdivision (designated the "Leone Property"), situated on the north side of US Highway 20 at Gast Road, in the M-2 General Industrial Zoning District, upon its annexation to the Village, the vote was 5 aye, 0 nay. Motion passed.

The Chair then called to order a public hearing on the two matters, at 7:08 p.m. The Village Attorney then administered an oath to the witness for Petitioner (M. Gazzola); and announced that notice of the public hearing had been published in the Daily Herald newspaper on May 3, 2021, and a certificate of publication was on file with the Village Clerk.

Mr. Gazzola then stated that notice of the public hearing had been posted on the property, and mailed to nearby owners, on May 7, 2021. Gazzola then made a presentation regarding the two Petitions, including a short marketing video showing three different options for development of the property. The property is located at Gast Road (its point of access) on the north side of US Highway 20. The owners are hoping to attract a large logistics company to the site, or in the alternative, multiple users, similar to the smaller logistics companies which have recently located in Hampshire Woods Business Park.

No persons signed up to speak at the public hearing in regard to either Petition.

Members of the Planning & Zoning Commission inquired or commented about the following:

a. Mr. Larry Rapach asked why the Owners wished to change the zoning classification from O-M Office Manufacturing Zoning District to M-2 General Industrial Zoning District? Mr. Gazzola responded that the Owners felt it would better fit a logistics company user, and give the Owners a bit more flexibility to attract other types of users as well.

b. Mr. Rossetti asked if the former proposal for a residential subdivision was no longer being considered by the Owners, and would be replaced by this proposal? Gazzola responded that the residential use was no longer being considered.

c. Mr. Rossetti asked if the Hummer Trust property was already annexed to the Village? Gazzola responded that it was in the Village; only the Leone parcel would be annexed at this time.

On motion by Hank Hoffman, seconded by Larry Rapach, to recommend approval of the Petition for Zoning Amendment filed by ECR Acquisitions, LLC to amend the classification of certain property, being a portion of Hampshire Woods Subdivision, situated on the north side of US Highway 20 at Gast Road, from O-M Office Manufacturing Zoning District to M-2 General Industrial Zoning District, the vote was 5 aye, 0 nay. Motion passed.

On motion by Hank Hoffman, and seconded by Aaron Neal, to recommend approval of the Petition for Zoning Amendment filed by ECR Acquisitions, LLC to classify certain property, to wit, a 10.5-acre parcel adjacent to Hampshire Woods Subdivision (designated the "Leone Property"), situated on the north side of US Highway 20 at Gast Road, in the M-2 General Industrial Zoning District, upon its annexation to the Village, the vote was 5 aye, 0 nay. Motion passed.

The next order of business was the Petition of the Village for Zoning Amendment, to allow for off-street parking spaces to be located in front yards, and in side yards adjoining a street, in certain zoning districts, to wit: M-1 Restricted Industrial Zoning District, M-2 General Industrial Zoning District, and M-3 Industrial District, provided no such parking space shall be located within fifteen (15') feet of the front lot line, or applicable side lot line, as the case may be.

Village Manager J. Hedges and Assistant to the Manager J. Wray explained that firms looking to locate in the Village have questioned the existing zoning regulation prohibiting such parking; that the Village surveyed other local municipalities regarding this issue, and found that such parking was generally allowed; and that the Village staff recommended amending the regulations to allow some parking in the indicated yards.

A public hearing was opened at 7:27 p.m.

No persons signed in to speak at the public hearing on this matter. The public hearing was closed at 7:28 p.m.

Commissioners asked about the following:

a. Richard Frillman asked about the Village's survey of other municipalities. Mr. Wray responded that the Village found a range of setbacks required, from 10' to 30'; and suggested using 15' as setback in the Village.

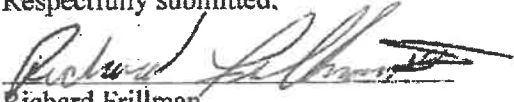
b. W. Rossetti asked about the origin of the rule. Village Attorney Schuster stated that that this regulations was instituted or carried forward in the 1985 Zoning Regulations, and that he could not recall any specific discussion of this particular rule.

On motion made by Hank Hoffman, seconded by Aaron Neal, to recommend approval of the Petition the Village for Zoning Amendment, to allow for off-street parking spaces to be located in front yards, and is side yards adjoining a street, in certain zoning districts, to wit: M-1 Restricted Industrial Zoning District, M-2 General Industrial Zoning District, and M-3 Industrial District, provided no such parking space shall be located within fifteen (15') feet of the front lot line, or applicable side lot line, as the case may be, the vote was 5 aye, 0 nay. Motion passed. .

On motion by Hank Hoffman, seconded by Aaron Neal to authorize the Chair to report on these Agenda Items to the Board of Trustees, the vote was 5 aye, 0 nay. Motion passed.

On motion duly made and seconded, the meeting was adjourned at 7:42 p.m.

Respectfully submitted,



Richard Frillman

Secretary