

Planning & Zoning Commission Meeting

- A&D Properties Zoning Reclassification Meeting from A-1 (or B-3) to M-1 (Petition #24-06)
- Vote on regular scheduled meetings of commission

April 15, 2024

7:08pm – Meeting Called to Order by Ron Cooper

Those in attendance included:

Planning Commission Chair – Jake (Ronald) Cooper

Planning Commission members – Brian Anderson, Pat Lippold, Mike Sweeney, Mike Homerding

Township Clerk Steve Grebner

Guests included Steve Gengler, Doug Westphal, Matt Asselmeier Sr Planner for Kendall County and presenter – Dan Kramer

Dan Kramer introduced Proposal of Rezoning Subject Property from A-1 (or B-3) to M-1 (Light Manufacturing) for A&D Properties

Mr. Kramer gave background on the history of the property and the reason behind the request for zoning reclassification including at one time moving it from A-1 to B-3 (business wholesale) but that classification would not allow for the purpose desired by present owners. Owners have been in business at other location for more that 10 but less than 20 years.

When asked about the intent of the property use Mr. Kramer indicated they plan on selling new trailers and do not do Tractor repair but would expect to do some light repair/ remodeling of trailers for sale/resale. When asked about the existing trailers at the property, he indicated Plano Molding had used these trailers for inventory storage at their location but due to reduced need these trailers were no longer needed and brought back to the existing location. Mr. Kramer reviewed the proposal and provided the intent of the owners to put in fence and security system due to security for trailers stored there (he showed pics of the owners existing facility in Shorewood set up and said the fencing and system would be similar). When asked about future plans, he indicated that there is a plan to build a new building behind existing one, and to improve the exterior of existing building as well as improve landscaping. State Highway Dept has indicated they would like 14 feet of the front of the property for widening of State Rt 47 and that has been agreed to by all parties. When asked about what will be done about the run off of water from what is now grass to a paved parking lot, Mr. Kramer indicated there are plans in the proposal for a detention pond to capture runoff water.

It was discussed and agreed that Conservation Drive would not be used for truck traffic and that is a public (township) road not a private drive. This was agreed upon by owner as per Mr. Kramer.

He was asked about how many trailers would be parked there (rotating as sales occur) and the estimate would be around 12 or so, but owners are in discussion with other trucking companies about potential of securing a Tractor Franchise for this location – but that is only potential -nothing certain for that as now.

When asked about improvements and other changes, Sr Planner Asselmeier stated that the purpose of this meeting was in fact to only consider the zoning change and if there were any substantial changes they would have to go back to the county zoning to request approval. Clerk Grebner stated he understood that but, in previous discussions in other rezoning meetings, things changed after approval and Clerk Grebner just wanted it as part of minutes the purpose and use of this property was going forward as intended. Mr. Kramer stated that in previous instance that change was not in violation of the Zoning classification so everything was legal. Chairman Cooper stated that was understood and agreed to but the optics were not good. It was requested that something be done with the downed light pole at the entrance of the property to improve the appearance (just taking the opportunity to ask understanding it was not germane to this meeting.

Expected Sales of this location would \$5-6 Million per annum.

Motion to provide positive recommendation to Township Board was made by Brian Anderson, seconded by Pat Lippold, No further discussion occurred and Roll call vote was taken and motion passed unanimously.

Next action assignment was taken up regarding monthly meeting schedule. If meeting was not required it would be cancelled 48 hours in advance. Meetings are scheduled to occur at 7:00 PM ~~every third Tuesday of month directly prior to township meeting~~ (this was amended to be the third Monday of every month). This will allow for everyone to be aware of scheduled meetings and thus no longer require special meetings to be called and the requisite steps necessary to hold those meetings.

Motion to approve the monthly scheduled meetings was made by Mike Sweeney and seconded by Mike Homerding. No further discussion was had and voice vote was taken and motion passed unanimously.

Motion to adjourn was made by Brian Anderson, seconded by Mike Homerding and passed unanimously.

Meeting Adjourned 7:50pm

Next scheduled meeting is May 21 2024 at 7:00 PM at township building.

Respectfully submitted by Steve Grebner Kendall Township Clerk