

## MINUTES OF ZONING AND PLANNING COMMISSION / ZONING BOARD OF APPEALS MEETING

November 13, 2008

7:30 P.M.

1. Roll Call/Call to Order
2. Approval of minutes of Zoning and Planning Commission / Zoning Board of Appeals Meeting held on 10/23/2008
3. Case Number 08P-12/ Cricket Communications Conditional Use  
Request for Conditional Use Permit for the purpose of co-location of cellular antenna on an existing tower, and increasing the tower height from 75' to 90', on property commonly known as 211 W. Spangler Avenue (PIN 03-26-406-021), said property being located within the I1 Restricted Industrial District.  
**Deliberation – Public Hearing held on October 23, 2008.**
4. Case Number 08P-13/ Elmhurst Presbyterian Church Conditional Use  
Request for Conditional Use Permit for the purpose of installing an electronic bulletin board sign on property commonly known as 367 S. Spring Road (PIN 06-11-203-027), said property being wholly located in the R2 Single Family Residence district.  
**Continued Deliberation - Public Hearing held on October 9, 2008.**
5. Comprehensive Plan review and discussion.
6. Other Business

Commission Members Present: Corrado, DeWitt, Ernst, Frolik, McCoyd, Mushow, Slone, Whistler

Commissioner Members Absent: Brinkmeier

City Staff Present: Said

Chairman Whistler opened the meeting at 7:30 P.M. and requested a roll call. After the roll call determined that there was a quorum, Chairman Whistler requested a motion to approve the October 23, 2008 minutes of the Zoning and Planning Commission meeting. Commissioner Corrado moved to approve the October 23, 2008 Zoning & Planning Commission/Zoning Board of Appeals meeting minutes as written. Commissioner Mushow seconded and, with a voice vote being all ayes, the motion passed.

Chairman Whistler then opened the deliberation for Case # 08P-12/Cricket Communications Conditional Use, which is a request to increase the height of an existing cellular antenna tower at 211 W. Spangler from 75' to 90' for the purpose of co-locating a cellular antenna. The Commission reviewed the additional materials provided by the Applicant relative to other possible antenna locations in the search area. After discussion, it was the consensus of the Commission that the Applicant provided sufficient evidence to warrant approval of the extension of tower height to 90 feet. Commissioner Corrado moved to recommend approval of the request. Commissioner Mushow seconded and, with a vote being all ayes, the motion passed.

Chairman Whistler then opened the deliberation for case # 08 P-13 / Elmhurst Presbyterian Church Conditional Use. This is a request for electronic bulletin board sign to replace the existing manual reader bulletin board sign. At the previous deliberation meeting of the Commission on October 23, 2008, the Commission requested the sign be farther from the sidewalk and further requested that the Applicant consider changing the color of the sign from blue to beige to match the church building. The Applicant stated that the color of the sign has been changed to beige and the sign will be setback 9 feet from the property line, a setback of three more feet, from 6 feet to 9 feet.

The Commission noted that the tree had been removed between deliberation meetings. The Applicant responded with a letter and photos from the tree company that stated that the tree was indeed more damaged than originally thought. The Applicant stated that the tree was removed for liability reasons and not because of the proposed location of the sign. Commissioner Ernst moved to recommend approval of the request as amended to include that the use of banners on this property would cease upon installation of the sign. Commissioner Corrado seconded and, with the vote being 7 ayes and 1 nay, the motion passed.

The Commission then discussed the draft Comprehensive Plan relative to two sub areas; West Yorkfield and Spring Road. After discussion, it was the consensus of the Commission to change proposed land use on Eggleston east of Spring Road to single family residential with text to indicate that if all properties involved were under the control of a single entity, then mixed uses can be considered. It was the consensus of the Commission that the West Yorkfield plan should indicate institutional uses south of Lexington rather than single family, and commercial uses designated for the area between Lexington and Harvard and Kendall and York. Also, north side of Lexington should be shown as multi-family residential, not single family residential. The Commission then discussed upcoming Comprehensive Plan schedule. Mr. Said indicated that an extra meeting will be scheduled for December 18, 2008 for the purpose of holding a Commission workshop on the Comprehensive Plan with the consultant Mr. Phil Hanegraaf.

Under Other Business the Commission discussed the upcoming case schedule.

The meeting was adjourned at 9:25 PM.

Submitted by: Nathaniel J. Werner AICP, Planning and Zoning Administrator