

Members Present

Mr. Tripp, Mr. Olthoff, Mr. James, Mr. Vickery, Mr. Mulcahy, Mr. Einfeldt, Mr. Washington, Mr. Liehr, Ms. Polk, and Ms. Evans

Members Absent

Mr. Tholen and Mr. Reid

In Attendance

- **Board Members**

Mr. Bossert, Mr. Hess, Ms. Webber, and Mr. Byrne

- **Department Heads**

John Bevis and Mike Van Mill

- **Media**

Present

1. Call to Order/Roll Call

The meeting was called to order by the Committee Chairman, Mr. Olthoff, at 9:00 a.m. Quorum present.

2. Public Comment

- **Warren Piper commented on the solid waste issue.**
- **Dr. Doug Cork commented on an Earth Month Prayer.**
- **Jeff Jarvis commented on the Solid Waste Plan.**

3. Approval of Minutes – March 18, 2015

Mr. James made a motion to approve the minutes and Mr. Einfeldt seconded it. Motion carried with a voice vote.

4. Building

- **Building Report – March 2015**

The Planning Department and the Building Division issued 42 building permits for a fee total of over \$16,000. The amount of activity is increasing. At the present time they have over six industrial expansion projects going on under review. What is not reflected in this report is their work with Tri-Star Estates where they have issued permits for a total of \$8,000 which will be reflected in next month's report

Mr. James made a motion to approve the Building Report for March and Mr. Washington seconded it. Motion carried with a voice vote.

- **BOE Case #15-01; Kankakee County Chapter 105, Buildings & Building Regulations update. The petitioner is the Kankakee County Planning Department.**

Mr. Van Mill stated that this was tabled from the last county board meeting. There doesn't need to be any action but he wants to know if there are any questions. This updates the county's national codes to the most current. Also, municipalities are falling in-line with this so they will have a unified building code that will be consistent across the county. It needs to go back to the county board.

Mr. Bossert stated that the reason that it was tabled is because it came to his attention that the State's Attorney's Office needed to review it and they did not have a chance to do that. They want to make sure that they satisfy that process.

5. Zoning

- **ZBA Case #15-01; request for Rezoning from A1-Agriculture District to A2-Agriculture Estate District on a parcel generally situated in Section 13 of Yellowhead Township. The petitioners are Michael L. Johnson, Colleen K. Johnson, and Melvin F. Cellarius Estate, property owners and applicants.**

Mr. Skimerhorn stated that for the committee's consideration is a rezoning application from A-1 to A-2 on a 5.11 acre parcel located at 16113 E 9000 N Road in Yellowhead Township. It is owned by Michael and Colleen Johnson and the Melvin Cellarius Estate. The purpose of the rezoning is to correct some divisions that occurred back in 1995. The property was divided off of the larger farm into three small lots along the creek. They would like to merge those three lots back together into one parcel. The home was built back in 1973 and was there when the parcel was a large parcel. The Zoning Board of Appeals (ZBA) recommends granting the approval with a vote of 6 to 0. There were no objectors present and no public comment was given. The owners do not anticipate any changes to the property other than the merging of the parcels.

Mr. Tripp made a motion to approve and Mr. James seconded it.

Discussion

Mr. Bossert asked what year it was divided? Are these the owners that split it?

Mr. Skimerhorn stated that it was divided in 1995. He believes that Melvin Cellarius split it up.

Mr. Hess stated that he is not on the committee but this happens to be in his district and he attended the ZBA Meeting. As is shown on the map, the triangle piece makes it difficult for farmers to get any equipment in a section like that. He gives his support even though he does not have a vote on this committee.

Original motion carried with a voice vote.

6. Planning

- **2015 CLG Grant – Authorization to Sign Contract**

Mr. Bossert stated that he would like to pull this matter from the agenda. He has no objections overall but a question was raised, in the process of reviewing the grant, about the local match and the dollar amount assigned to that local match. It created a little distress in terms of our funding. He was told verbally that local match would be in-kind, staff time or even volunteer time. He would like to see a thorough analysis of that and how it relates to the budget. Also, he has a concern that if they are assigning staff time to this is there other staff time that they are assigning to other grants and is that jeopardizing any other relationships on grant activity? They want to review that with some caution before they move ahead. He would like to have a motion to table until next month.

Mr. Washington made a motion to table this until next month and Mr. Mulcahy seconded it.

Discussion

Mr. James asked if there was a time frame in which they have to agree to this. Most grants have a deadline.

Mr. Van Mill stated that they can wait a month.

Original motion carried with a voice vote.

- **Establish Solid Waste Plan Subcommittee**

Mr. Olthoff stated that he has a recommendation to place Mr. Washington, Mr. Liehr, Mr. Whitis, Mr. Van Mill, and himself on this subcommittee.

Mr. Vickery made a motion to approve the subcommittee with the above named people on it and Mr. James seconded it. Motion carried with a voice vote.

7. Old Business

8. New Business

Mr. Van Mill stated that they are working with an existing business that is looking at the possibility of relocating in the unincorporated area of the county. One of the things that they have been looking at is its consistency with county zoning. One of the things that would be required is some sort of change of zoning and they are evaluating their current zoning ordinance to see if there is something that they can do to make it compatible in the unincorporated areas with the county board's approval,. They are considering bringing in a text amendment to the Zoning Board of Appeals for consideration. It would likely be a special use permit which, if it was established, this company could then apply for that special use permit which would ultimately require the county board's approval. If the committee members want more details, he can talk to them after the meeting.

Mr. Olthoff asked if it would be on next month's agenda.

Mr. Van Mill stated that it would probably not be on the agenda next month.

9. Adjournment

A motion to adjourn the meeting at 9:20 a.m. was made by Mr. James and seconded by Mr. Vickery. Motion carried.

Bill Olthoff, Committee Chairman
Joanne Langlois, Executive Coordinator