

Members Present

Mr. Tripp, Mr. James, Mr. LaGesse, Mr. Howard, Mr. Liehr, Mr. Olthoff, Mr. Washington, Mr. Einfeldt, Mr. Wheeler, Mr. Vickery, and Ms. Polk

Members Absent

Mr. Whitis and Mr. Tholen

In Attendance

- **Board Members**

Mr. Bossert and Mr. Hess

- **Department Heads**
- **Media**

None

1. Call to Order/Roll Call

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

2. Public Comment

3. Approval of Minutes – June 24, 2014

**A motion to approve the minutes was made by Mr. James and seconded by Mr. Vickery.
Motion carried with a voice vote.**

4. Planning

- **Rural Development, Zoning, & Lot Size Presentation**

A PowerPoint presentation was given on the decision making process for zoning cases and how the process works. The committee discussed at length the problems and concerns regarding this subject. A subcommittee is going to be established to continue to review the subject.

5. Building Division

- **Update on Personnel**

Mr. Van Mill stated that after over nine years of service their building manager, Don Pallissard, took another position at Olivet as a construction manager. As a result, they have promoted Gary Phillips to fill the position of manager. The change from Mr. Pallissard to Mr. Phillips should be smooth. They are looking at a couple different options as they move forward. They really need someone that can do inspections. They are looking at possibly paying someone a “per inspection” rate.

Mr. James asked how the cost of outsourcing will compare to hiring someone.

Mr. Van Mill stated that they are considering it for only a short-term in order to get through the construction season.

Mr. Vickery stated that he worked with Mr. Pallissard on several issues out in his district he is really sorry to hear that he is leaving. He has been a good employee and has been a lot of help in his district.

6. Zoning

- **ZBA Case #14-08; request for Variances to Section 121-99b.1. (Lot Size) and Section 121-99.g.3 (Rear Setback) in the A1-Agriculture District on parcels generally situated in Section 16 of Sumner Township. The petitioners are Sumner Township and Gerald Heisner and Cecilia Heisner, property owners and applicants.**

Mr. Skimerhorn stated that this is a request to reconfigure two lots to a more efficient lay-out for access and it makes more of a square lot. The township is asking for a special use permit because the township garage and hall is a special use in the A1-Agricultural District. Because it involves two smaller lots, a subdivision plat is required and with that a dedication of right-of-way on both of the roads is required which will make the lot sizes on each parcel less than their minimum. For the Heisner's it is .8 acres instead of 1 acre and for the township garage 5 acres is required and they would only have 2.04 acres. They would also like to set the garage back 40' off the back line instead of 100'. Zoning Board of Appeals had a hearing on this and no one objected to it and they recommended approval 5 to 0.

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

Discussion

Mr. James asked if doing this establishes precedence.

Mr. Skimerhorn stated that it does not.

Original motion carried with a voice vote.

7. Subdivision

- **Sumner Subdivision – Final Plat**

Mr. Skimerhorn stated that this went along with the zoning case that was just approved. This went out for a 45-day review and they did receive some comments from County Highway as far as inclusions that were needed on the plat for the right-of-way dedication and that has since been addressed and taken care of.

Mr. Vickery made a motion to approve the plat and Mr. Wheeler seconded it. Motion carried with a voice vote.

8. Old Business

9. New Business

- 3 Openings on Kankakee County Historic Preservation Commission
- 9 Openings on Kankakee County Regional Planning Commission
- 4 Openings on Kankakee County Board of Examiners and Appeals
- 1 Opening on Kankakee County Zoning Board of Appeals

Mr. Olthoff announced the above openings.

10. Adjournment

A motion to adjourn the meeting at 10:10 a.m. was made by Mr. LaGesse and seconded by Mr. James. Motion carried.

Jim Vickery, Vice-Chairman

Joanne Langlois, Executive Coordinator