

Town of Vienna Plan Commission Minutes
Monday, March 14, 2016

The Town of Vienna Plan Commission meeting was called to order at 7:00 P.M. by Chairman Greg Smithback. Commissioners Cathleen Heath, Brian Meinholz, Jerry Marx, Todd Mallon and Clerk Shawn Haney were present. Also present: Deputy Clerk Chris Astrella, Tyler Anderson and Jayme Anderson.

Minutes – Motion by Marx, 2nd by Meinholz to approve the minutes of the January 11, 2016 Plan Commission meeting. All yes.

Public comment: None

Anderson Rezoning – Tyler Anderson has requested a zoning change for a 1.8 acre parcel at 6959 River Road. This is the former Illinois Foundation Seeds property. It is currently zoned A-3. Mr. Anderson would like to remodel the building for a licensed day care that would serve pre-school age children. The property is in the DeForest ETZ area so the Village of DeForest was consulted. The Village initially felt that rezoning would trigger annexation into the village. Clerk Haney and Mr. Anderson attended a village board meeting where the boundary agreement and the term “development” were discussed. It was agreed that a deed restriction would be prepared requiring annexation if certain things occurred. That deed restriction is being drafted and the property will stay in the town for now. The village then decided that O-R (Office-Research) would be the proper zoning for the property.

There was discussion about the interior remodeling of the building, the need for state approved plans, and a state inspection when it is done. Chairman Smithback asked Mr. Anderson to provide the town with a copy of the completed deed restriction and a copy of the final approval letter when it is obtained. The state approved plans will be needed prior to issuance of a building permit. Fees were determined to be: Application fee - \$25, Rezoning fee - \$500 and Review fee - \$500 for a total of \$1,025.

Motion by Marx, 2nd by Smithback to recommend approval of rezoning the 1.8 acre parcel at 6959 River Road from A-3 to O-R. All yes.

Next Meeting – The next meeting will be Monday, April 11, 2016.

Meeting was adjourned at 7:37 P.M.

Prepared by: Shawn Haney, Clerk

Notes: These draft minutes are subject to approval at the April 11, 2016 Plan Commission Meeting.