

VILLAGE OF EAGLE PLANNING COMMISSION MEETING MINUTES
January 26, 2016
Unapproved

Call to Order/Open Meeting Law requirements: The Planning Commission meeting was called to order at 7:00pm by R. Spurrell. Open meeting law requirements were confirmed as being met.

Roll Call: L. Wilkinson, R. Spurrell, P. Jones, G. Scheff were all present. S. Deegan and M. Schoessow were excused. G. Payne was excused for roll call but joined the meeting after roll call was taken. Also present was N. Washburn of Bielinski Homes.

Pledge of Allegiance: The Pledge of Allegiance was led by R. Spurrell.

Review/Approve of Minutes: R. Spurrell remarked on changes to be made to the December 22, 2015 Planning Commission minutes, removing "Special" from the title of the minutes as the meeting was held on its regular date and time. Motion made by P. Jones to approved the minutes from the December 22, 20-15 meeting, including amendments. Seconded by G. Scheff. Motion carried unanimously (4-0).

Public Comment: None present.

Discussion/action regarding conceptual approval of preliminary site plans for Bielinski's Fox Chase Villas: R. Spurrell asked N. Washburn about the statement made in her letter regarding rent on the previously presented Fox Chase Senior Apartments. N. Washburn explained that it was her feeling that the rents that would need to be charged for the units, based on what the village Board had expressed was to be included in the units, would be out of the price range of what many residents she had spoken with were looking for. N. Washburn then explained what the new units had been planned to include: 2 unit side-by-side condominiums with attached 2 card garage and basement, 2 bedroom, 2 bath, fire walls. Association fees would include repairs needed to roof, windows, outside of building, along with driveway, sidewalk, and lawn care maintenance. Members of the Plan Commission inquired as to whether there would be an age restriction on the property and what the association fees would be. N. Washburn explained that Bielinski did not intend to place an age restriction on the property because this type of property, from experience with their own similar complexes, attracted mostly those over the age of 55 who were looking to downsize. R. Spurrell voiced his concern over the fact that the plan for the Village had designated the need for senior housing, specifically at that site. L. Wilkinson expressed his interest in the plan and thought that, because it had been so difficult to get a specifically designated senior housing complex built, he stated that he thought that this may be a solution to help satisfy that need. Motion made by L. Wilkinson to recommend approval of the site plans for Bielinski Fox Chase Villas to the Village Board. Seconded by G. Scheff. Motion carried (3-1) R. Spurrell opposed.

Discussion/action regarding review and changes to Chapter 9: Zoning of the Municipal Code: G. Payne enters the meeting. A portion of Chapter 9 was provided to committee members. R. Spurrell explained that the committee had previously began to review the Chapter on Zoning, but had not completed. He suggested that the committee start from scratch and review. L. Wilkinson and R. Spurrell discussed notes and ideas that were discussed at previous meetings; such as making a "mother-in-law" suite or non-rentable additional living space a permitted use rather than conditional use, adding the historical overlay along Main St., and striking the requirement of a two car attached garage. R. Spurrell asked how the committee wanted to pursue the review process. After a brief discussion, the committee decided to review all residential zoning districts and come with suggestions at the next meeting.

Adjournment: Motion made by P. Jones to adjourn the meeting. Seconded by G. Scheff. Motion carried unanimously (5-0). Meeting was adjourned at 7:46pm.