

Planning and Zoning Commission
Thursday, April 4, 2013
7:00 P.M.
City Council Chambers
Minutes

MEMBERS PRESENT:

John Schaber
Wayne Getz
Brent Kemple

Jerel Mockenhaupt

MEMBERS ABSENT:

Nancy Heim
Jeff Doberstein
Bruce Dorman

STAFF PRESENT:

Nick Koverman, City Administrator

OTHERS IN ATTENDANCE:Linus Soppa, Terry Soppa, and Mike Smith.

ESTABLISH QUORUM/CALL TO ORDER

Quorum was established and Nancy Heim called the meeting to order at 7:05 p.m.

APPROVAL of AGENDA

Motion to approve: John Schaber
Motion declared carried

APPROVAL of MINUTES-February 7, 2013

Motion to approve: Wayne Getz
Motion declared carried

BUSINESS ITEMS:

4a. Public Hearing-16' Rear Variance-1380 Church Avenue

Motion to open the public hearing at 7:06p.m.: John Schaber
Motion declared carried.

Admin. Koverman highlighted the request from the petitioner and reviewed the memo and recommendation. Jerel Mockenhaupt called for comment from the audience regarding the proposed variance. Linus Soppa, the petitioner, stated that everything was accurate as presented. Mike Smith, a resident located on nearby Church Avenue asked about if there would be additional storm water, but Mr. Soppa explained that it is already concreted and running into the drain.No additional questions were asked. Mr. Mockenhaupt called once, twice, three times.

The Finding of Facts are as follows:

Based on the discussion with the petitioner and representations made to the St. Charles Planning Commission as well as the letter submitted by the petitioner the following facts are recommended:

1. The proposed expansion and use of the property is reasonable given those assignments made in the statements provided by the petitioner.
2. The variance is required due to the unique circumstances to the property not caused by the landowner as outlined in the representations and submitted letter. These circumstances include the unique shape of the land and current locations of the buildings, the natural drainage way, and the additional setbacks to other districts that any other proposed structure may impede.
3. The rear yard variance nor the location will alter the essential character of the locality based on the discussions and letter submitted as it is located in the I-1 Light Industry District, will match the surrounding structures located both on its own property as well as adjacent properties.

**A motion to close the public hearing at 7:17 pm.: John Schaber
Motion declared carried.**

The Planning and Zoning Commission reviewed the memo and a motion was made to forward a favorable recommendation and to approve the Findings of Fact.

**Motion to approve: Wayne Getz
Seconded by: Brent Kemple
Motion declared carried.**

**Motion to adjourn at 7:32 p.m.: John Schaber
Seconded by: Brent Kemple
Motion declared carried.**