

**PLANNING AND ZONING COMMITTEE
MEETING MINUTES
February 27, 2008**

The Planning and Zoning Committee of the DeKalb County Board met on February 27, 2008 at 7:00 p.m. in the Conference Room East located in the DeKalb County Administration Building. In attendance were Committee Members Roger Steimel, Marlene Allen, Anita Turner, Vince Faivre, Eileen Dubin, and staff members Paul Miller and Rebecca Von Drasek. Also in attendance was Attorney Kelly Kramer.

Mr. Steimel, Planning and Zoning Committee Chairman, called the meeting to order, and noted that Committee members Michael Haines and Pat Vary were absent.

APPROVAL OF MINUTES

Mr. Faivre moved to approve the minutes of the January 23, 2008 meeting of the Planning and Zoning Committee, seconded by Ms. Dubin, and the motion carried unanimously.

APPROVAL OF AGENDA

Ms. Turner moved to approve the agenda, which was seconded by Ms. Allen, and the motion carried unanimously.

SPECIAL USE PERMIT - Rosenwinkel

Mr. Miller briefed the committee on Michael and Tamara Rosenwinkel's petition for approval of a Special Use Permit to allow an agribusiness on approximately 17 acres of a 136-acre farm. The subject property located at 10735 Chicago Road in Victor Township. The property is zoned A-1, Agricultural District. The required public hearing was conducted on February 4, 2008 by DeKalb County Hearing Officer Kevin Buick. The petitioners provided testimony and exhibits in support of the requested Special Use, including that the agribusiness would consist of sales of fertilizer, seed, and related agricultural products. Customers will generally not travel to the site; rather, deliveries would be made by the business. The majority of sales would be between April and June, and again between mid-October to mid-November. The Hearing Officer has submitted his findings, and recommends approval of the Special Use Permit with conditions. A 150' x 300' building is proposed as part of the Special Use, however the applicant noted at the public hearing that the proposed structure may not be built immediately. Mr. Miller noted that the Hearing Officer therefore had recommended approval contingent on the construction of the proposed structure within five years, but suggested that typically the County has allowed no more than three years for development in reliance on a Special Use Permit. He confirmed that the petitioners' representative, Ms. Kramer, had no problem with the three-year restriction.

Ms. Kramer also indicated that the Rosenwinkels were aware of the restrictions on truck weight on Chicago Road and that their vehicles would be in compliance.

Mr. Steimel stated he had driven past the property and noted that as the Soil and Water Conservation District had indicated in their correspondence that the property appears to drain to

the south. He confirmed with staff that the property owners were aware of the County's stormwater regulations and understood that they would be required to address this issue when constructing the proposed building.

Mr. Faivre stated that the subject property and farming operation was well maintained and neat.

Mr. Faivre moved to recommend approval of the Special Use Permit with the conditions recommended by the Hearing Officer, amended to allow the proposed building to be constructed within the next three years. Ms. Turner seconded, and the motion carried unanimously.

Mr. Steimel noted that the County Board would make a final decision on the application at the March 19, 2008 meeting at 7:30 pm in the Gathertorium.

ADJOURNMENT --

Ms. Allen asked staff when the Comprehensive Plan review would begin, Mr. Miller indicated that the County Board would need to complete their visioning process prior to Comprehensive Plan revisions.

Mr. Miller also informed the Committee Members that the Regional Planning Commission was going to meet on February 28, 2008 at 7:00 pm to continue their discussion of the Countywide groundwater study.

Ms. Turner moved to adjourn, seconded by Ms. Allen, and the motion carried unanimously.

The next meeting of the Planning and Zoning Committee is scheduled for March 26, 2008 at 7:00pm in the Conference Room East.

Respectfully submitted,

**Roger Steimel
Planning and Zoning Committee Chairman**

RGV:rgv

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