

MINUTES OF THE MEETING OF THE PLAN COMMISSION
OF THE CITY OF JOLIET

The meeting of the Plan Commission of the City of Joliet was called to order by the Chairman, Martin Pasteris, in the Council Chambers of the Municipal Building, 150 W. Jefferson Street, Joliet, Illinois, on July 20, 2006 at 4:00 p.m. with the following members present:

ARTHUR GALLI
WILLIAM GRASTY
JOHN KELLA
THOMAS MULVEY
JOSEPH STRONG
SHARON THOMAS
DON WALDEN
MARTIN PASTERIS

The following members were absent:

STEVE CAMMACK

Thereupon the following matters were discussed:

OLD BUSINESS:

LU-1-06: SOUTHSIDE COMPREHENSIVE LAND USE PLAN

Mr. Haller gave the planning staff report.

Mr. Rodney Tonelli, Ruettiger, Tonelli & Associates, appeared on behalf of the petition. Mr. Tonelli said there have been a number of stake holder work shops which were held at the Forest Preserve district offices. Neighbors, major land holders, businesses and other government officials that had an interest in the comprehensive plan were invited to those meetings. Comments were received during those work shops and revisions had been made. The plan contains approximately 16,000 acres of land.

Mr. Haller made it known that the plan is available on the City's website.

Ms. Mary Pat Holtschlag, representative of Prairie Streams Watershed group, appeared before the Plan Commission. She said that Jackson Creek is falling into the 303D category from IEPA which means it's considered an impaired stream.

She said the watershed group concurs with the assessment that floodplain detention should be discouraged. They hope that Joliet will change their ordinances so that they do not have issues in floodplains. She stated their concerns about hydric soils and the tributary areas needing protection. She discussed other concerns regarding sections of the proposed Jackson Creek Preservation Ordinance that was attached to the South Side Plan.

Ms. Connie Boehning, 17555 West Spangler Road, Elwood, appeared before the Plan Commission. Ms. Boehning stated concerns regarding the future use of the land that surrounds her home. She urged the Plan Commission to consider revisions to the transportation plan such as switching Ridge Road to a minor arterial; Rowell Avenue & Cherry Hill Road be created as minor arterial boulevards; leave Breen Road as a proposed minor arterial boulevard; create Bernhard Road as a minor arterial boulevard and create Millsdale Road as a collector road. Other concerns were regarding the impact of the residential growth and how the school systems will be accommodated to handle the massive increase in enrollment of children in attendance and the impact of the anticipated development on the environment.

Mr. Jim Alaimo, 1825 Brandon Road, appeared before the Plan Commission. Mr. Alaimo said he attended most of the neighborhood meetings and all of the residents were upset about some part of the plan.

Mr. Dan Whitler, 1807 Brandon Road and 1815 Brandon Road, appeared before the Plan Commission. He wanted to know if stacking up trucks on the property will bring in any tax dollars in.

Mr. Haller replied that an amendment to the Zoning Ordinance is also on the agenda to prohibit the accessory truck parking in industrial zoning districts.

Mr. Mulvey moved that the Plan Commission recommend the City Council approve the Southside Comprehensive Land Use Plan. Mr. Strong seconded the motion, which passed with eight aye votes. Voting aye were: Galli, Grasty, Kella, Mulvey, Strong, Thomas, Walden and Pasteris.

P-3-06: PRELIMINARY/FINAL PLAT OF MAPLE SPRINGS SUBDIVISION

Mr. Haller stated that Staff is recommending this petition be tabled until the August 17, 2006 Plan Commission meeting.

Mr. Kella moved that the Plan Commission table the Preliminary/Final Plat of Maple Springs Subdivision to the August 17, 2006 Plan Commission meeting. Ms. Thomas seconded the motion, which passed with eight aye votes. Voting aye were: Kella, Mulvey, Strong, Thomas, Walden, Galli, Grasty and Pasteris.

ZO-1-06: AMENDMENT TO THE ZONING ORDINANCE REGARDING ACCESSORY TRUCK PARKING IN AN INDUSTRIAL ZONING DISTRICT

Mr. Haller gave the planning staff report.

Mr. Haller and Mrs. Vitali appeared on behalf of the petition.

No one appeared in opposition to the petition.

Mr. Strong moved that the Plan Commission recommend the City Council approve the Amendment to the Zoning Ordinance regarding accessory truck parking in an Industrial Zoning District. Mr. Kella seconded the motion, which passed with eight aye votes. Voting aye were: Mulvey, Strong, Thomas, Walden, Galli, Grasty, Kella and Pasteris.

ZO-2-06: AMENDMENT TO THE ZONING ORDINANCE REQUIRING A SPECIAL USE PERMIT FOR CURRENCY EXCHANGES

Mr. Haller gave the planning staff report.

Mr. Haller and Mrs. Vitali appeared on behalf of the petition.

No one appeared in opposition to the petition.

Mr. Kella moved that the Plan Commission recommend the City Council approve the Amendment to the Zoning Ordinance requiring a Special Use Permit for Currency Exchanges. Mr. Strong seconded the motion, which passed with eight aye votes. Voting aye were: Strong, Thomas, Walden, Galli, Grasty, Kella, Mulvey and Pasteris.

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- 7 -

NEW BUSINESS:

V-7-06: Vacation of a portion of a public utility easement on western property line @ 3778 Buck Avenue.

Mr. Haller gave the planning staff report.

Mr. Gary Mueller, Attorney, appeared on behalf of the petition.

No one appeared in opposition to the petition.

Mr. Strong moved that the Plan Commission recommend the City Council approve the Vacation of a portion of a public utility easement on western property line at 3778 Buck Avenue. Mr. Kella seconded the motion, which passed with eight aye votes. Voting aye were: Thomas, Walden, Galli, Grasty, Kella, Mulvey, Strong and Pasteris.

V-8-06: Vacation of two adjoining 10' public utility easements on property located south of Rt. 6 to be known as Weston Way Subdivision.

Mr. Haller gave the planning staff report.

Mr. Henry Southam, Rogina & Associates, appeared on behalf of the petition.

No one appeared in opposition to the petition.

Ms. Thomas moved that the Plan Commission recommend the City Council approve the Vacation of two adjoining 10' public utility easements on property located South of Route 6 to be known as Weston Way Subdivision. Mr. Galli seconded the motion, which passed with seven aye votes. Voting aye were: Walden, Galli, Grasty, Mulvey, Strong, Thomas and Pasteris. Mr. Kella abstained from this vote.

V-9-06: Vacation of Beech Street, a portion of a 16.5' N/S alley, a portion of a 16.5' E/W alley, all located south of McDonough Street, west of the DesPlaines River.

Mr. Haller gave the planning staff report.

Mr. Leo Cattoni, Illinois Marine & Seaways, Inc., appeared on behalf of the petition.

No one appeared in opposition to the petition.

Mr. Kella moved that the Plan Commission recommend the City Council approve the Vacation of Beech Street, a portion of a 16.5' N/S alley, a portion of a 16.5' E/W alley, all located south of McDonough Street, west of the DesPlaines River. Mr. Strong seconded the motion, which passed with eight aye votes. Voting aye were: Galli, Grasty, Kella, Mulvey, Strong, Thomas, Walden and Pasteris.

FP-18-06: Final Plat of The Reserve @ Cedar Creek, Unit 2, Subdivision.

Mr. Haller gave the planning staff report.

Mr. Mike Martin, 15 W. Jefferson Street, appeared on behalf of the petition.

No one appeared in opposition to the petition.

Ms. Thomas moved that the Plan Commission recommend the City Council approve the Final Plat of The Reserve at Cedar Creek Unit 2 Subdivision, subject to revisions being requested by Public Works & Utilities. Mr. Galli seconded the motion, which passed with eight aye votes. Voting aye were: Grasty, Kella, Mulvey, Strong, Thomas, Walden, Galli and Pasteris.

P-16-06: Preliminary Plat of Rock Run Business Park, Unit 4E.

Mr. Haller gave the planning staff report.

Mr. David Weber, Jacob & Hefner Associates, 815 Campus Drive, Joliet, appeared on behalf of the petition.

No one appeared in opposition to the petition.

Mr. Mulvey moved that the Plan Commission recommend the City Council approve the Preliminary Plat of Rock Run Business Park, Unit 4E. Mr. Kella seconded the motion, which passed with eight aye votes. Voting aye were: Kella, Mulvey, Strong, Thomas, Walden, Galli, Grasty and Pasteris.

A-59-06: Annexation of 2522 Commonwealth Ave., Classification to R-2 (single-family residential district) zoning and Approval of an Annexation Agreement.

Mr. Haller gave the planning staff report.

Mr. Art Lindberg, 2522 Commonwealth Avenue, appeared on behalf of the petition.

No one appeared in opposition to the petition.

Mr. Strong moved that the Plan Commission recommend the City Council approve the Annexation of 2522 Commonwealth Avenue, Classification to R-2 (single-family residential) zoning and Approval of an Annexation Agreement. Mr. Galli seconded the motion, which passed with eight aye votes. Voting aye were: Mulvey, Strong, Thomas, Walden, Galli, Grasty, Kella and Pasteris.

PUD-7-06: Preliminary / Final Planned Unit Development for Senior Suites of Joliet.

Mr. Haller gave the planning staff report.

Mr. Bob Gawronski, Vice-President of Development for Senior Lifestyle Corporation, appeared on behalf of the petition.

No one appeared in opposition to the petition.

Ms. Thomas moved that the Plan Commission recommend the City Council approve the Preliminary/Final Planned Unit Development for Senior Suites of Joliet. Mr. Kella seconded the motion, which passed with eight aye votes. Voting aye were: Strong, Thomas, Walden, Galli, Grasty, Kella, Mulvey and Pasteris.

V-10-06: Vacation of 4.5' of the 16' wide E/W alley located north of 422 Whitney Avenue.

Mr. Haller gave the planning staff report.

Mrs. Michelle Wilhelmi, 422 Whitney Avenue, Joliet, appeared on behalf of the petition.

No one appeared in opposition to the petition.

Mr. Strong moved that the Plan Commission recommend the City Council approve the Vacation of 4.5' of the 16' wide E/W Alley located North of 422 Whitney Avenue. Mr. Kella seconded the motion, which passed with eight aye votes. Voting aye were: Thomas, Walden, Galli, Grasty, Kella, Mulvey, Strong, and Pasteris.

V-11-06: Vacation of three (3) Ingress/Egress easements and the adjacent landscape easements for Menards/Joliet Resubdivision.

P-17-06: Preliminary/Final Plat for Resubdivision of Menards/Joliet Subdivision.

Mr. Haller stated that Staff is recommending the petitions be tabled until the August 17, 2006 Plan Commission meeting.

Mr. Strong moved that the Plan Commission table the Vacation of three (3) Ingress/Egress Easements and the adjacent landscape easements for Menards/Joliet Resubdivision to the August 17, 2006 Plan Commission meeting. Mr. Galli seconded the motion, which passed with seven aye votes. Voting aye were: Walden, Galli, Grasty, Mulvey, Strong, Thomas and Pasteris. Mr. Kella abstained from this vote.

A-60-06: Annexation of 1026 Gael Drive, Classification to R-2 (single-family residential district) zoning and Approval of an Annexation Agreement.

Mr. Haller gave the planning staff report.

Mr. Bill Moran, 1026 Gael Drive, appeared on behalf of the petition.

No one appeared in opposition to the petition.

Mr. Kella moved that the Plan Commission recommend the City Council approve the Annexation of 1026 Gael Drive, Classification to R-2 (single-family residential) zoning and Approval of an Annexation Agreement. Ms. Thomas seconded the motion, which passed with eight aye votes. Voting aye were: Galli, Grasty, Kella, Mulvey, Strong, Thomas, Walden and Pasteris.

Z-7-06: Reclassification of certain vacant lots from R-3 (one and two family residential district) zoning to R-2 (single-family residential district) zoning.

Mr. Haller gave the planning staff report.

Mr. Haller appeared on behalf of the petition.

Mr. Kella asked if Staff will honor the objection letter that was received. Mr. Haller responded that Mr. Melesio, Planner, will contact the person that submitted the objection letter to see how suitable the particular property may be for duplex zoning.

Mr. Walden moved that the Plan Commission recommend the City Council approve the Reclassification of certain vacant lots from R-3 (one and two family) zoning to R-2 (single-family residential) zoning. Mr. Kella seconded the motion, which passed with eight aye votes. Voting aye were: Grasty, Kella, Mulvey, Strong, Thomas, Walden, Galli and Pasteris.

Z-8-06: Reclassification of the S/E corner of Stryker Avenue & McDonough Street from R-2 (single-family residential district) to R-B (restricted business) zoning.

Mr. Haller gave the planning staff report.

Mr. Gene Briscoe, 108 Rivers Edge Court, Minooka, appeared on behalf of the petition.

Mr. Mike Czerkies, 320 Stryker, appeared before the Plan Commission. Mr. Czerkies stated his concern regarding the traffic flow, however he is in favor of the proposed development.

There was some discussion regarding the traffic flow.

Mr. Strong moved that the Plan Commission recommend the City Council approve the Reclassification of the S/E Corner of Stryker Avenue & McDonough Street from R-2 (single-family residential) zoning to R-B (restricted business) zoning. Mr. Kella seconded the motion, which passed with seven aye votes. Voting aye were: Kella, Mulvey, Strong, Thomas, Walden, Galli and Pasteris. Mr. Grasty abstained from this vote.

FP-19-06: Final Plat of Mound Road Commercial Park, Unit 3.

Mr. Haller gave the planning staff report.

Mr. Thomas Carroll, Jacob & Hefner Associates, appeared on behalf of the petition.

No one appeared in opposition to the petition.

Mr. Kella moved that the Plan Commission recommend the City Council approve the Final Plat of Mound Road Commercial Park, Unit 3. Mr. Strong seconded the motion, which passed with eight aye votes. Voting aye were: Mulvey, Strong, Thomas, Walden, Galli, Grasty, Kella and Pasteris.

A-61-06: Annexation of 95.5 acres located South of Caton Farm Road, West of Gaylord, Classification to R-1B (single-family residential district) zoning and Approval of an Annexation Agreement.

P-18-06: Preliminary Plat of Sterling Manor Subdivision.

FP-20-06: Final Plat of Sterling Manor, Unit 1, Subdivision.

Mr. Haller stated that Staff is recommending the petitions for Sterling Manor Subdivision be tabled until the August 17, 2006 Plan Commission meeting.

The Plan Commission honored the request for citizens to be heard regarding the petitions regardless of the petitions being recommended to be tabled.

Mr. Andy Matejcek, 2705 Oak Ridge Lane, Joliet, appeared before the Plan Commission. Mr. Matejcek stated they do not receive the Comcast Channel 6 station for Joliet, they currently receive the station for Crest Hill. He hopes that as the annexation process and plans go through the City of Joliet procedures that they include Sterling Manor with the ability to receive the Joliet City Council meetings and the Joliet cable access.

Mr. Haller replied he will speak with Mr. Shapard, Deputy City Manager, who is the liaison with Comcast to see what he can do.

Mr. Tom Brandt, 2516 Waterford Drive, Crest Hill, appeared before the Plan Commission. Mr. Brandt's property is adjacent to the proposed development. Mr. Brandt is concerned about the line of mature trees that is at the edge of the property line that creates a nice affect of shade. The tree preservation plan currently proposes to take out three mature 75 year old silver maple trees. The argument is they are necessary to remove for drainage purposes, yet there is existing drainage that works with those trees in place. Mr. Brandt would like to see those trees preserved in the final plat.

Ms. Brenda Ringo, 2542 Juricic, appeared before the Plan Commission. Ms. Ringo said her yard is next to the retention area which is next to the tree line. The retention area is always dry unless there are severe storms. Her building is on a slab and she is concerned about the sewage and water system.

Mr. Bob Jacobus, Warwick Subdivision, 2807 Valley Forge Drive, appeared before the Plan Commission. Mr. Jacobus stated his concern about the school coming into the development, what type of homes are going to be developed and will it affect the value of his property. He also wanted to know if access into the development could come off of Caton Farm Road with the fire house being there. Lighting and drainage were also concerns of Mr. Jacobus.

Mr. Haller replied that Mr. Jacobus should speak with Mr. Torri, Planner, regarding concerns on the project.

Ms. Kelly Schultz, 1905 Springside Drive, Crest Hill, appeared before the Plan Commission. Mr. Schultz said on Springside Drive there have already been issues with flooding. She wants to know if Joliet goes forward with this project will they take responsibility if her home floods.

Mr. John Juneman, Crystal Lawns Church, appeared before the Plan Commission. He wanted to know about access on Caton Farm Road. Mr. Haller replied they are uncertain of the access at this point, which is one reason why the petition is being tabled.

Mr. Mulvey moved that the Plan Commission table the Annexation of 95.5 acres located South of Caton Farm Road, West of Gaylord, Classification to R-1B (single-family residential) zoning and Approval of an Annexation Agreement, the Preliminary Plat of Sterling Manor Subdivision and the Final Plat of Sterling Manor Unit 1 Subdivision to the August 17, 2006 Plan Commission meeting. Mr. Galli seconded the motion, which passed with eight aye votes. Voting aye were: Strong, Thomas, Walden, Galli, Grasty, Kella, Mulvey and Pasteris.

A-62-06: Annexation of 97.408 acres located north of Laraway Road, West of Brandon Road, Classification to I-1 (light industrial district) zoning and Approval of an Annexation Agreement.

Mr. Haller gave the planning staff report.

Mr. Mike Hansen, Attorney, appeared on behalf of the petition.

Mr. Jim Alaimo, 1825 Brandon Road, appeared before the Plan Commission. Mr. Alaimo wanted to know what is going on the proposed property. Mr. Hansen replied it will be a big box type distribution facility/large warehouses.

Ms. Liz Sodic, 617 Sugar Creek Drive, Joliet, appeared before the Plan Commission. Ms. Sodic wanted to know where the access of the development would be. Mr. Hansen replied it will be on Laraway Road. Ms. Sodic said that Laraway Road has too much congestion right now with the traffic. She wanted to know when Laraway Road would be developed.

Mr. Haller replied that Laraway Road is a county road and a truck route. The City will collect funds in escrow and transfer that money to the county where they proceed in a development by development basis.

Ms. Patty Nugent, her mother lives at 1815 Brandon Road and her brother lives at 1807 Brandon Road, appeared before the Plan Commission. Ms. Nugent wanted to know what will happen to the flood area behind the homes. She also wanted to know the dimensions of the buildings and wanted to view the actual plans for the buildings.

Mr. Haller replied that currently the only items being proposed are the annexation and zoning of the property. Developers will come in at a later time with proposals to subdivide the land, which will come before the Plan Commission again.

Ms. Nugent requested copies of the proposed developments be mailed out to area residents. Mr. Haller replied that would be too costly and that residents are welcome to come in and view any documentation in the Planning Division when items are available. Ms. Nugent feels the burden should be on the developers to send out proposed documentation because her mother is 83 years old and is unable to come to the City to read documents. Mr. Hansen said that he and the owner of the property would be happy to speak with Ms. Nugent in reference to mailing her notification as a courtesy.

Mr. Strong moved that the Plan Commission recommend the City Council approve the Annexation of 97.408 acres located north of Laraway Road, West of Brandon Road, Classification to I-1 (light industrial) zoning and Approval of an Annexation Agreement. Ms. Thomas seconded the motion, which passed with

seven aye votes. Voting aye were: Grasty, Mulvey, Strong, Thomas, Walden, Galli and Pasteris. Mr. Kella abstained from this vote.

A-63-06: Annexation of 5.32 acres located North of Spencer Road & East of Rickey Drive, Classification to R-1B (single-family residential district) zoning and Approval of an Annexation Agreement.

A-64-06: Annexation of 10.179 acres located East of Rickey Drive & North of Spencer Road, Classification to R-1B (single-family residential district) zoning and Approval of an Annexation Agreement.

Mr. Haller gave the planning staff report.

Mr. Mark Berardelli, Spencer Development, appeared on behalf of the petition.

Ms. Shirley Walton, representative of Spencer Highlands Homeowner's Association, 2102 Holmes Street, appeared before the Plan Commission. She wanted to know what the impact of the development would be on the Union School District, how many single-family homes are planned for the development and what would be the average lot size. Are there any plans to extend Ricky Drive north to Mills Road, what the price range of the homes would be, and are there any current plans for the remaining acres. Will current homeowners in the area have to tap onto the City water and sewer.

Mr. Haller responded there is no requirement or request to extend Ricky Drive and that is something that maybe the township would consider on their own independent of what the City would do. The impact to the school district is hard to assess. There are three impact fees that go directly to the schools. One is to preserve land or give cash to the school district for land if they choose not to put a school site here. The second is to actually help them expand the existing school. Lastly is the gap fee which the developers on a building permit by building permit basis will have to give to the school to help them for the operation of the school. The City does not forcibly annex anyone, therefore the existing homeowners would have to petition the City if they wish to.

Mr. Berardelli responded that the price ranges on the homes will be in the area of about \$300,000.

Ms. Dorothy White, 1611 Rickey Drive, appeared before the Plan Commission. Ms. White wanted to know if the entrance to the proposed project will be on Rickey Drive or will it be on Spencer Road.

Mr. Berardelli said the concept is the entrance will be onto Spencer and two off of Rickey Drive. Ms. White said Spencer Highlands owns 6 inches of that property, therefore it should not be allowed to enter off of Rickey Drive. Mr. Berardelli said there is an entrance off of Spencer Road. She said the deed they have to the property says they own 6 inches of the property and feels they should be compensated for that portion somehow.

Mr. Kella moved that the Plan Commission recommend the City Council approve the Annexation of 5.32 acres located North of Spencer Road and East of Rickey Drive, Classification to R-1B (single-family residential) zoning and Approval of an Annexation Agreement. Mr. Strong seconded the motion, which passed with seven aye votes. Voting aye were: Walden, Galli, Grasty, Kella, Mulvey, Strong and Pasteris.

Mr. Kella moved that the Plan Commission recommend the City Council approve the Annexation of 10.179 acres located East of Rickey Drive & North of Spencer Road, Classification to R-1B (single-family residential) zoning and Approval of an Annexation Agreement. Mr. Strong seconded the motion, which passed with seven aye votes. Voting aye were: Walden, Galli, Grasty, Kella, Mulvey, Strong and Pasteris.

FP-21-06: Final Plat of NHP Alzheimer's Center Subdivision.

Mr. Haller gave the planning staff report.

Mr. Will Nash, Jacob & Hefner Associates, 815 Campus Drive, Joliet, appeared on behalf of the petition.

No one appeared in opposition to the petition.

Mr. Kella moved that the Plan Commission recommend the City Council approve the Final Plat of NHP Alzheimer's Center Subdivision, subject to revisions being requested by Public Works & Utilities. Mr. Grasty seconded the motion, which passed with seven aye votes. Voting aye were: Walden, Galli, Grasty, Kella, Mulvey, Strong and Pasteris.

P-19-06: Preliminary Plat of Briggs – Rosalind Homes Subdivision, a PUD.

Mr. Haller stated that Staff is requesting the petition be tabled until the August 17, 2006 Plan Commission meeting.

Mr. Strong moved that the Plan Commission table the Preliminary Plat of Briggs – Rosalind Homes Subdivision, a PUD, to the August 17, 2006 Plan Commission meeting. Mr. Kella seconded the motion, which passed with seven aye votes. Voting aye were: Galli, Grasty, Kella, Mulvey, Strong, Walden and Pasteris.

P-20-06: Preliminary Plat of Simon's Field Subdivision.

Mr. Haller gave the planning staff report.

Mr. David Sickler, Rogina & Associates, 93 Caterpillar Drive, Joliet, appeared on behalf of the petition.

Mr. Dennis Parker, 1219 Cherry Hill Road, appeared before the Plan Commission. Mr. Parker wanted to view a copy of the plat to see how many houses are being proposed as well as where the detention/retention pond will be located. He also wanted to know if a privacy fence would be installed.

Mr. Sicker replied it will be a single-family house development and supplied Mr. Parker with a plat.

Mr. Strong moved that the Plan Commission recommend the City Council approve the Preliminary Plat of Simon's Field Subdivision. Mr. Galli seconded the motion, which passed with six aye votes. Voting aye were: Grasty, Mulvey, Strong, Walden, Galli and Pasteris.

STUDY SESSION: FP-7-05: Additional House Plans for NeuStoneshire Subdivision.

Mr. Haller gave the planning staff report.

Mrs. Vitali appeared on behalf of the petition.

Mr. Mulvey had questions regarding the sizes of the homes. Mrs. Vitali supplied him with the information.

No one appeared in opposition to the petition.

Mr. Strong moved that the Plan Commission approve the Additional House Plans for NeuStoneshire Subdivision. Mr. Galli seconded the motion, which passed with six aye votes. Voting aye were: Mulvey, Strong, Walden, Galli, Grasty and Pasteris.

FP-6-05: Additional House Plans for Greywall Club-D'Arcy Subdivision.

Mr. Haller gave the planning staff report.

Mr. Philip Maggio, Kimbal Hill Homes, appeared on behalf of the petition.

No one appeared in opposition to the petition.

Mr. Strong moved that the Plan Commission approve the Additional House Plans for Greywall Club-D'Arcy Subdivision. Mr. Grasty seconded the motion, which passed with six aye votes. Voting aye were: Mulvey, Strong, Walden, Galli, Grasty and Pasteris.

OTHER BUSINESS:

MINUTES:

Mr. Mulvey moved that the minutes of the April 20, 2006 and the June 15, 2006 Plan Commission meetings be approved. Mr. Strong seconded the motion, which passed with six aye votes. Voting aye were: Strong, Walden, Galli, Grasty, Mulvey and Pasteris.

ADJOURNMENT:

Mr. Galli moved that the meeting be adjourned, which passed with a voice vote of aye.

Recorded on tape: kas