



City of Highland

Department of Community Development Building Division

City of Highland Combined Planning and Zoning Board Minutes of the May 5, 2010 meeting

Chairperson Korte called the meeting to order at 7:00 p.m. Members present were Gallatin, Koehnemann, Lodes, Painter, Voegele, and Korte. Vance was absent. Also present were City Attorney Long, Chief Building & Zoning Official Limestall, Recording Secretary Nicklin, and twelve citizens.

Minutes

The minutes of the April 7, 2010 meeting were approved with no corrections or additions.

Public Comment

Chairperson Korte opened the Public Comment section advising the audience this is only for non-agenda items. Having received no comments Chairperson Korte closed the Public Comment Session. Korte swore in all attendees wishing to speak during the Public Hearing session.

Public Hearing

Chairperson Korte opened the Public Hearing for Perpetual Special Use Permit request by Kent Wiese 21404 Stollertown Rd Carlyle IL to allow a Pub & Grill located at 1300 Main St Highland IL. Kent Wiese was present to answer any questions. Limestall explained Mr. Wiese has purchased the property and would like to convert it back into a pub and grill. Wiese explained until recently the property has been used as a tavern and he would like to convert it back to that use. He plans to construct a 6 ft privacy fence around the backyard to separate his property from the residential use to the east, establish a separate meeting room in the current downstairs east apartment of the building, provide ADA parking in the front of the building with an approved ADA ramp leading to the meeting room. Wiese also stated he would like to have a 30" wrought iron fence surrounding the concrete area to the front of the building to provide for sidewalk dining. He will obtain all appropriate permits. Kevin Kleinick, 1304 Main St, was concerned about people accessing his property. Wiese stated the fence will enclose the property, no one will be outside after 11:00 pm, and he will help the neighbor get "Private Drive" signs for his property. Hearing no further comments Korte closed the Public Hearing. Korte requested the City's recommendation. Limestall stated the City recommends approval of the Perpetual Special Use Permit as requested. Motion made by Gallatin to recommend approval of the perpetual special use permit. Seconded by Voegele. Korte entertained discussion on the matter. Hearing none Korte closed the discussion. Roll call taken. All voted yes. Motion carried.

Chairperson Korte opened the Public Hearing for a Rezoning request by Janette Hammel, 13019 US Hwy 40 Highland IL for the property located at 25 Cherry Lane Highland IL. Mrs. Hammel was present to answer any questions. Limestall explained Mrs. Hammel would like to rezone the property at 25 Cherry Lane from R1C-Single Family to C3- Highway Business. The surrounding properties were rezoned to C3 several years ago when the City did a comprehensive rezoning of the area. There were no objections from those in attendance. Hearing no further comments Korte closed the Public Hearing. Korte requested the City's recommendation. Limestall stated the City recommends approval of the rezoning of 25 Cherry Lane as requested. Motion made by Voegele to approve the request. Seconded by Koehnemann. Korte entertained discussion on the matter. Hearing none Korte closed the discussion. Roll call taken. All voted yes. Motion carried.

Chairperson Korte opened the Public Hearing for a Special Use Permit request by Matt Embry, 55A Bridgewater Lane Highland IL to allow use of the Weinheimer Building 1100 Main St as a temporary Church on Sunday mornings. Mr. Embry was present to answer any questions. Limestall explained Embry would like to temporarily utilize the Weinheimer for the Mosaic Church services. Embry explained they currently have 80 members and services are completed by noon. They would cleanup the portion of the property utilized afterwards. They are currently requesting a one-year lease with the city and request since the Special Use Permit expires in December if it could be extended to the life of the lease agreement with the City. There were no objections from those in attendance. Hearing no further comments Korte closed the Public Hearing. Korte requested the City's recommendation. Limestall stated the City recommends approval of the Special Use Permit as requested. Motion made by Voegele to approve the request contingent upon the lease ending the end of 2010, if the Council renews the lease the Special Use Permit will renew for one year. Seconded by Lodes. Korte entertained discussion on the matter. Hearing none Korte closed the discussion. Roll call taken. All voted yes. Motion carried

Korte advised the attendees these petitions would be on the May 17, 2010 Council meeting agenda.

Adjournment at 8:00 p.m.