

**CHANNAHON PLANNING AND ZONING COMMISSION  
MEETING**

**April 9, 2012**

Chairperson Karen Ciarlette called the meeting to order at 6:00 pm.

Chairperson Ciarlette led the Pledge of Allegiance.

Chairperson Ciarlette asked for a Roll Call.

Commissioners present were: Phil Loizon, James Proffitt, Casey McCollom, and Chantal Host. Also present were Director of Community Development Mike McMahon.

A quorum was declared present.

Commissioner Loizon made a motion to approve the March 12, 2012. Seconded by Commissioner Proffitt.

Chairperson Ciarlette asked for a Roll Call.

**VOTE: ALL AYES**

**MOTION CARRIED**

**Ordinance to adopt the Official Village Zoning Map**

Chairperson Ciarlette asked for motion to open the public hearing.

Commissioner Host made the motion and it was seconded by Commissioner McCollom. All were in favor.

Mr. McMahon said that each year the Village must adopt the Official Zoning Map for the Village and attached is the new zoning map for adoption.

Chairperson Ciarlette asked if anyone in the audience had any comments or questions. Hearing none she asked for a motion to close the public hearing.

Commissioner Loizon made the motion and it was seconded by Commissioner Host. All were in favor.

Chairperson Ciarlette asked for motion to recommend approval of the ordinance to adopt the Official Zoning Map for the Village.

Commissioner Host made the motion and it was seconded by Commissioner Proffitt.

Chairperson Ciarlette asked for a Roll Call.

**VOTE: ALL AYES**

**MOTION CARRIED**

### **Constructing Principal Structures Over Property Lines**

Mr. McMahon reported that Trustee Jerry Papesh requested that he prepare an ordinance to amend the Village Development Code to allow principal structures to be constructed over lot lines if the lots are in single ownership.

After a description of the request by Mr. McMahon, Chairperson Ciarlette stated the code requires a building has to be within the property lines and setbacks. So, he is asking to put something in the code that allows someone to build on the property line?

Commissioner McCollom stated it sounds like he wants two adjacent lots owned by the same owner should not have to create a new subdivision to combine lots. He then stated his thoughts on the pros and cons of creating a one new subdivision from two lots and he is not in favor of allowing construction over lot lines and would rather have new subdivision created to combine two lots.

After a brief discussion, the Commission was generally not in favor of the request.

Chairperson Ciarlette asked for a motion to adjourn.

Commissioner Proffitt made a motion to adjourn the meeting at 6:25 p.m. Seconded by Commissioner Host. All were in favor.