

**CHANNAHON PLANNING AND ZONING COMMISSION
MEETING**

June 11, 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: Phil Loizon, Casey McCollom, Chantal Host and Jed Barker. Also present were Director of Community Development Mike McMahon and Village Attorney David Silverman.

A quorum was declared present.

Approval of the April 9, 2012 Minutes

Commissioner Loizon made a motion to approve the April 9, 2012, meeting minutes. Seconded by Commissioner Host.

VOTE: ALL AYES

MOTION CARRIED

Ordinance to amend the R-1 and R-2 Zoning Districts to allow the construction of principal structures over interior lot lines – PUBLIC HEARING

Chairperson Ciarlette asked for a motion to open the public hearing.

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

Mr. McMahon stated that at the direction of Village Board Trustee Jerry Papesh, staff prepared the attached ordinance that will amend the R-1 and R-2 Zoning Districts to allow the construction of principal structures over interior lot lines.

The ordinance will allow principal structures to be constructed over the interior lot line when two adjacent and contiguous single family zoned lots are under single ownership. All other Village Code and engineering standards must be adhered to including the remaining setbacks.

Prior to the issuance of a building permit, the following conditions must be met: 1) any applicable easement grantee must vacate all easements that may exist over the interior lot line; and 2) the owner must consolidate the Property Index Numbers through the respective county or township.

Additionally, both lots must remain in single continuous ownership and may not be divided or conveyed in parts as long as the principal structure remains intact.

Mr. McMahon stated that on behalf of the Village, the Village Administrator is authorized to vacate any Village easements that are not required for overall site utility or drainage purposes.

Chairperson Ciarlette asked what the reason behind this proposed ordinance is.

Mr. McMahon replied that he believed Trustee Papesh wants to stream line the process and for the Village not to have a lot of two lot subdivisions to track.

Commissioner McCollom expressed his concern for the difficulties of a homeowner to obtain the necessary vacation of existing easements especially if cabled utilities are involved. He stated that typically is something a lawyer or surreys would do and therefore any cost savings realized would essentially be nullified.

Attorney Silverman stated it was in his opinion creating a new plat is the cleanest way to allow homes to be built on two lots.

Commissioner Ciarlette stated if the goal is to stream line the process, then allowing a plat of consolidation to be approved administratively and eliminating any fees is a safer course.

Commissioners McCollom and Host supported a staff administrative plat approval process without P&Z or Board involvement and a reduction of fees

Chairperson Ciarlette asked if anyone in the audience had any comments or questions. With no further comments or questions she asked for a motion to close the public hearing.

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

VOTE: ALL AYES

MOTION CARRIED

A motion was made by Commissioner McCollom to deny recommending the ordinance for approval. It was seconded by Commissioner Loizon.

Chairperson Ciarlette asked for a Roll Call.

VOTE: ALL AYES

MOTION CARRIED

Adjournment

Chairperson Ciarlette asked for a motion to adjourn.

Commissioner Loizon made a motion to adjourn the meeting at 6:35 p.m. Seconded by Commissioner Barker.

VOTE: ALL AYES

MOTION CARRIED