TOWN OF CORTLAND
Town Hall
59 S. Somonauk Road
Cortland, IL 60112
Planning Commission
Regular Meeting
February 7, 2019
7:00 PM

Call to Order/Pledge of Allegiance/Roll Call
Chair Lawson called the regular meeting of the Planning Commission to order at 7:01 p.m. Roll call taken by Anna Kurtzman, Zoning Administrator showed as present: Commissioners Ben Haier, Brad Lawson, Mark Hedrick, Chad Bergeson, Leah Rowe and Julie Steadman. Shown as absent was Erick Stransky. Quorum was present.

Approval of the Agenda
Mr. Hedrick moved to approve the agenda as presented; seconded by Ms. Rowe. Unanimous voice vote carried the motion.

Ms. Rowe raised a question regarding the Planning Commission's role in facilitating the update of the Comprehensive Plan. Several Commissioners shared their concerns that the present Comprehensive Plan is reaching the end of it's twenty year usefulness and it appears that is may not be realistic given the current development climate. Chair Lawson indicated that the Commission has the right to form an Ad Hoc Committee and one could potentially be formed to address updating the Comprehensive Plan. Chair Lawson and Ms. Kurtzman indicated that they will discuss the Planning Commission's concern with the Mayor and will present a report to the Commission at their next meeting.

Approval of the Minutes
Mr. Bergeson expressed concern that the language in Section 9-10-3B (page 9 of the draft minutes) did not adequately convey the concerns raised regarding traffic. After discussion it was the consensus of the Commission that the sentence, "*The Planning Commission received no testimony regarding traffic counts*." be struck and replaced with: "*No formal Traffic Impact Study was brought forth by the applicant. The public expressed concerns regarding the impact increased traffic would have in a residential area.*"

Chair Lawson articulated concerns that the language under Section 9-10-3A of the Findings of Fact (page 9 of the draft minutes) did not accurately reflect the concerns expressed by the public. Namely, that the proposed location for the commercial business is not a good fit for the established residential neighborhood and that all the residents that participated with the public hearing (which included the five who were present and the one who provided written testimony) were not in favor of this use at this location. The Commission agreed that this section should be modified to further stress the residents' and the Commission's concerns related to the appropriateness of placing this business (Northern Illinois Fence) in this location. The language will be replaced with the following language: "*Keeping this company within the Town is desirable as the taxes generated by the business helps to fund governmental functions thus contributing to the welfare of the community. However, placing such an intensive commercial use within an*

established residential neighborhood is not desirable. Public testimony from all six (6) citizens that participated in the public hearing expressed concerns regarding the desirability of the Special Use and whether it would contribute to the general welfare of the neighborhood and community."

Ms. Kurtzman drew the Commission's attention to her January 31, 2019, memo regarding adding clarifying language to Section 9-7-5B. After some discussion the Commission agreed that Ms. Kurtzman's suggested language in the last paragraph be added to the Findings of Fact. (Language to be added: "*When common land is provided, a trust indenture shall be established prior to the approval of the Final Planned Unit Development Plan.*"

Mr. Bergeson moved to approve the minutes of January 3, 2019, as presented/amended; seconded by Ms Steadman. Unanimous voice vote carried the motion.

Ms. Rowe expressed concerns with the difficulty in accessing the Planning Commission packets. This concern was also shared by other Commissioners. Some Commissioners felt that the difficulty in locating and opening Planning Commission documents might discourage the public from participation. Ms. Kurtzman and Mr. Lawson noted that there might be legal reasons for the format/program that is used and that this is a subject which is the purview of the Clerk's office.

Adjournment
With no further business to conduct Mr. Lawson motioned for adjournment seconded by Mr. Haier. Unanimous voice vote carried the motion. The meeting adjourned at 7:27 p.m.

Respectfully submitted by,

Anna B. Kurtzman
Zoning Administrator

Next Planning Commission Meeting is Thursday, March 7, 2019

Approved: _____

Attest: _____