TOWN OF CORTLAND
Town Hall
59 S. Somonauk Road
Cortland, IL 60112
Planning Commission
Regular Meeting
April 4, 2019
7:00 PM

DRAFT

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

Approval of the Agenda
Ms. Rowe moved and Mr. Haier seconded a motion to approve the agenda as amended to include a discussion item, Chair meeting with the Mayor. Unanimous voice vote carried the motion.

Approval of Minutes
Mr. Haier moved and Mr. Hedrick seconded a motion to approve the minutes of March 7, 2019 as amended. Unanimous voice vote carried the motion.
Ms. Kurtzman noted that a portion of her staff report had incorrect information. Public Hearing information (Delgado) describing the property to the northwest of the subject property as unincorporated A-1 Agricultural use should have stated incorporated R-1 used agriculturally (pg1), and under b. Existing Uses and Zoning of the lots in the vicinity of the property in question (top of pg. 3 last sentence) "The property to the west is zoned P-1 Park and Open Space and has been used for open space."

Zoning Administrator's Report
Update on PC 18-06 (Northern Illinois Fence – 50 W Maple Ave)
Ms. Kurtzman reported that she had relayed additional information to the applicant. There has been no forward progress at this time.

Chair Update – Meeting with Mayor
Mr. Lawson reported that he had met with the Mayor after the last Planning Commission meeting. He reported that the Mayor understands the frustration of the Commission in its mission. He states that the Commission does need to follow the direction of the Codes and use the information at hand and go forward.

Public Hearing
PC19-02 (J19-02): Proposed Text Amendment adding Fire Sciences Training Facilities to the Permitted Use Matrix (Section 9-3-7F) as requiring a Special Use Permit in the AG, I-1, I-2 and P-1 zoning districts

Chair Lawson called the public hearing to order at 7:10 p.m. Clerk Aldis read the legal notice into the record. The notice was published in *The Daily Chronicle* on March 16, 2019 meeting the requirements of the law.
The Chair swore in Anna Kurtzman, Zoning Administrator.
Ms. Kurtzman reported that the Town is the applicant for this public hearing. The Town has been approached and the possibility was discussed of locating a fire training facility in the Town of Cortland. If that were to be allowed the use would need to be established in the Zoning Code. The questions were asked what is the use, what districts might be appropriate for location, should the permitted use be by right or under a Special Use, or at all, in which case an amendment would not be necessary. It was determined that a Zoning Code amendment would be appropriate.
Ms. Kurtzman stated that in her analysis of the subject matter she proposes AG, I-1, I-2, and P-1 as options for consideration with a special use permit to evaluate applications should they be submitted.

She reported that she had one member of the public come to visit her to try to discern where this training center might be located. Mr. Johnson of Johnson canvas asked if this would directly impact their property. It was indicated to him that his particular area of town was not under consideration for this activity at this time.

Ms. Kurtzman reported that she had received no written testimony and there was no one in the audience wishing to testify.

There was no further testimony.

Chair Lawson moved into deliberations of the Commissioners.
Mr. Haier clarified that no residential or commercial designations were being considered. He was answered in the affirmative.
Mr. Lawson asked for clarification of the P-1 designation with a special use permit. Park and Open spaces are generally parks. He questioned the thought process.
Ms. Kurtzman responded that with the special use permit each application must stand on its own merits. This allows people to evaluate the proposal.
Mr. Lawson asked if this P-1 designation was approved what situations might it open.
Ms. Kurtzman read the “Intent of Districts” section 9-3-5.
“P-1 recreation and open space: This district is to maintain areas that are subject to flooding or having significant flora or fauna by remaining open space or for recreational uses.”
The current zoning map was used as a display for areas currently zoned P-1. It was determined that “Government Uses” zoned P-1 included town utilities such as sewer lift stations, water wells and supporting buildings, as well as detention and retention ponds for storm water purposes.

When asked what a facility of the type might look like Ms. Kurtzman responded that it may be similar to Burlington, IL. where areas of controlled fire, indoor or outdoor would be the fire training site. There could be multiple buildings on a site. Traditionally, they are a one or two-story facility with ladder work possibilities. There could be paramedic training, EMS exercises; multiple agencies bringing their own equipment to the site. Training is generally scheduled.

A recess was called at 7:32 and reconvened at 7:37 p.m.

Mr. Hedrick moved and Mr. Haier seconded a motion to close the public hearing. 7:38 p.m.

Findings of Fact
Commissioner's reviewed the proposed Findings of Fact.
Mr. Lawson stated that he was not OK with the P-1 designation and the Town Board may want to consider the appropriateness of this type of use in the Recreational Open Space designation.
After discussion and further consideration, the Commissioners approved the following Findings of Fact on a motion by Ms. Rowe, seconded by Mr. Hedrick. Unanimous voice vote carried the motion.
PC 19-02: Fire Sciences Training Facility Text Amendment

1. Fire Science Training Facilities meet economic development goals as it would bring people to town who have the potential to purchase services from local businesses; elements and principals of the Town's Comprehensive Plan.
2. Well trained firefighting personnel helps to ensure that the community remains safe.
3. The Town's Zoning Code provides zones where certain uses may be allowed by right, allowed through the application of special uses, or not allowed.
4. Fire Science Training Facilities will involve fire and smoke which may adversely impact the physical, mental and/or emotional well-being of some people.
5. The impact that Fire Science Training Facility may have on the Town's water supply should be examined at the time such a facility is contemplated.
6. Because of the potential adverse impact Fire Science Training Facilities cold have on people and the impact on the Town's water supply these types of uses should not be located near concentrations of people. As such, the residential, commercial, and recreational open spaces would not be appropriate for these facilities.
7. Because of the potential impacts that such a training facility may have it should not be allowed by right in any zoning district but may be acceptable in non-residential/industrial districts if the particular impacts examined and, if appropriate, mitigated. As such, Fire Science Training Facilities may be appropriate as Special Uses in AG, I-1, and I-2 zoning districts.

Recommendation
Mr. Haier moved and Ms. Rowe seconded a motion that the Town Board amend Section 9-3-7F of the Zoning code to include the use Fire Science Training Facility as a Special Use under the designation of AG, Agriculture, I-1, Light Industrial, and I-2, Heavy Industrial only. Unanimous roll call vote carried the motion.

Adjournment
With no further business to conduct a motion for adjournment was entered by Mr. Hedrick, seconded by Ms. Rowe and the meeting was adjourned at 7:59 p.m.

Respectfully submitted,

Cheryl Aldis
Town Clerk

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