

BELLEVILLE PLAN COMMISSION
REGULAR MEETING MINUTES

WEDNESDAY, SEPTEMBER 12, 2012

7:00 p.m.

Belleville Village Hall, 24 West Main Street

Chairman Terry Kringle called the meeting to order. Members present were: Terry Kringle, Donna Moore, Tyler Kattre, Gary Ziegler, and Ben O'Brien. Absent: Larry Enlow and Stewart Relyea. Professional staff present: Bill Preboski.

Terry Kringle suggested dispensing of the reading of the minutes from the July 11, 2012 meeting, and accept as printed. Motion to approve minutes as written by Donna Moore, 2nd by Tyler Kattre. Minutes approved.

Visitors: None

The next meeting will be Wednesday, October 10, 2012.

NEW BUSINESS

1. Review Village Wide Design Guidelines and Village of Belleville Landscaping Guidelines for inconsistencies between the two documents.
 - a. Landscaping requirements:
 - i. After clarification of what impervious area is, and how it is used in determining stormwater utility charges, the Plan Commission decided to suggest to the Board that it be a requirement that the Landscape Plan Worksheet shall include a requirement that an area equal to not less than 10% of the total impervious area be landscaped. Motion by Ben O'Brien, 2nd by Gary Ziegler. Motion passed unanimously.
 - ii. Add the word "impervious" to the surfaced area language on the Landscape Plan Worksheet. This brings the Landscape Plan Worksheet requirements in line with Ordinance 10-1-92(e)(1) [615-38E(1)] of the Village Wide Design Guidelines. Motion made by Tyler Kattre, 2nd by Ben O'Brien. Motion passed unanimously.
 - b. The requirements for parking lot screening next to residential areas are currently 3.5' in the Belleville Landscape Guidelines, but 5' in the Village Ordinance 10-1-92(e)(4). The Plan Commission recommends changing the Belleville Landscape Guidelines to conform to the Village Ordinance 10-1-92(e)(4) [615-38E(4)]. Motion by Tyler Kattre, 2nd by Gary Ziegler. Motion passed unanimously.
 - c. The requirement for minimum width of curbed islands in the Village Wide Design Guidelines is currently 4', and differs from the Belleville Landscape Guidelines, which is 5'. The Plan Commission recommends changing the Belleville Landscape Guidelines to conform to the Village Wide Design

Guidelines. Motion made by Gary Ziegler, 2nd by Tyler Kattre. Motion passed unanimously.

2. Review Industrial and Business Park Zoning for permitted, conditional and non-permitted uses. – The Plan Commission recommends adopting the proposed changes to Sec. 10-1-44 Permitted Uses – Commercial Districts. (see K:/Plan Commission/Agendas and Minutes/2012/09 09 12 suggested changes to zoning tables. Proposed changes in red). Motion to adopt changes by Tyler Kattre, 2nd by Ben O’Brien. Motion passed unanimously.

CONTINUED BUSINESS

1. Proposal for Intergovernmental Agreement between the Village of Belleville and the Town of Montrose. A meeting between the Village of Belleville and the Town of Montrose was held on September 10, 2012. Language for a draft agreement was agreed on. The proposed draft will be taken to the Plan Commission and the Belleville Village Board.
2. Proposal for 10-6-4 – Unincorporated Areas within Extraterritorial Plat Approval Jurisdiction. Plan Commission will wait for an approved Intergovernmental Agreement between the Village of Belleville and the Town of Montrose before further discussion of this topic.

**Motion to adjourn by Donna Moore, 2nd by Ben O’Brien. Motion carried.
Meeting adjourned 8:10 p.m.**

Submitted, Donna Anderson