# VILLAGE OF POPLAR GROVE

*"A Great Place to Call Home"*

## PLANNING & ZONING COMMISSION

**Wednesday, March 27, 2019 - 7:00 PM**

200 N. Hill Street, Poplar Grove, IL 61065

**Commissioners – Jake Dykstra (Chair), Jessica Roberts,**
**Don Sattler, Ed Wethington, Keith Richard, Nate Sroka, George Fowler**

## MINUTES

**CALL TO ORDER**
Chairman Dykstra call the meeting to order at 6:35 pm.

**ROLL CALL**
PRESENT
Chairman Jake Dykstra
Commissioner Nate Sroka
Commissioner Ed Wethington
Commissioner George Fowler
Planner Gina Delrose
Attorney Aaron Szeto
Clerk Karri Anderberg
Deputy Clerk Katie Jaster
ABSENT
Commissioner Jessica Roberts
Commissioner Keith Richard
Commissioner Donald Sattler

**APPROVAL OF MINUTES**

1. Motion to approve meeting minutes from February 27, 2019
   Motion made by Commissioner Wethington, Seconded by Commissioner Sroka.
   Chairman Dykstra asked to have a correction made to his last name. Motion carried by voice vote.

**PUBLIC COMMENTS:** *(General Comments)*
No comment.

**NEW BUSINESS**

2. The applicant and property owner, Elizabeth Straw, 14837 IL Route 76, Caledonia, IL 61011, is requesting a special use pursuant to the Poplar Grove Zoning Ordinance, Section 8-9-3 Discontinuance of a Use (B) Exceptions by Special Use and 8-5-7 Special Uses. Specifically, the applicant is requesting the ability to have livestock on the property at 5445 IL Route 173, Poplar Grove, IL 61065 within the GB, General Business District on 29.85 acres of land. (PIN: 03-24-201-009.)
The property is irregular in shape and developed with a residence and outbuildings.

Public Hearing opened at 7:02 pm, Gina Delrose was sworn in and went through the background of applicant, finding of facts, and recommendations. Planning staff recommends approval of case 2019-02 subjected to the following conditions:
1) No additional agricultural buildings shall be constructed on the property.
2) The special use shall be restricted to inside the building and fenced area as shown on site plan submitted by the applicant.
3) The only non-domesticated animals/ livestock permitted are cows, heifers and calves. Bulls are not permitted.
4) No more than a total of six non-domesticated animals/livestock shall be on the property at any given time.
5) Compliance with all other applicable codes and ordinances.

Applicant Elizabeth Straw sworn in at 7:02 pm. Applicant Straw explained to the Commission Members about her family history, explained what they plan on updating on the family farm. She also explained about their niece and her 4-H project.

Danny Ellingson sworn in at 7:12 pm. Mr. Ellingson explained to the Commission Members about the history between the Ellingson's and the Simerls. Mr. Ellingson also explained to the Commission Members how he disagrees with the Special Use Application and that the zoning should have never been changed. He feels that this property is a Farm Stead and should stay that way, not under General Business. Commission members talked amongst the rest of the board and to the public. Planner Delrose clarified that there was no special use for the property, but that the agricultural legal non-conforming use changed after they have not used the property for the non-conforming use for more than 12 months and there for the grandfather status was lost. Planner Delrose also explained that Poplar Grove also has a unique exception that if you lose your legal non-conforming use, you may bring it back by a special use permit. Danny Ellingson spoke further into the special use and how he disagrees. Chairman Dykstra spoke with Mr. Ellingson about his question and how Mr. Ellingson feels. Commission Members talked amongst the board and public.

Amy Hildebrandt former leader of the Manchester Mavericks 4-H was sworn in at 7:28 pm. Ms. Hildebrandt explained to the Commission Members about the Straw's niece and how she got to know her through 4-H. She feels that they should have this special use and how it will help her and her 4-H project and how it will be nothing more than that.

Lois Ramon was sworn in at 7:31 pm. Attorney Ramon explained to the Commission Members that she is the Attorney for the Simerls and now for the Straws. She explained to the Members that the annexation agreement in question, her law firm was the one who made it. Attorney Ramon explained about the Village's Zoning code for Agricultural use. Attorney Ramon explained they are pleased with the staff approval; they are still concerned on the conditions and how they can't build anything more on the property. Commission Members spoke to applicant and Attorney Ramon about the 4-H project and seeing if it is an extensive project or is it going to be only a few more years. Planner Delrose explained to the Commission Members that even if we would have a copy of the said Annexation Agreement that it would be voided after 20 years, and it since then been more than 20 years since the said Annexation Agreement was issued.

Paul Clark sworn in at 7:40 pm a resident on Main Street behind the residences of the applicant. Mr. Clark has been leaving in his home since 2005 and he does not remember this property ever being used for agricultural. He is not against a 4-H project, but he just wanted to make note that if she is in high school and has been doing the 4-H project for quite some time, she must have been doing it somewhere else. If she has been doing it somewhere else and she only plans on doing it for the next 2 or 3 years, why couldn't she do it where she has been for the past years. Mr. Clark's other concern is that all animals/livestock have waste, and where is all that waste going to end up. Main Street already have enough issues with drainage, that having even more extra waste may make the drainage issue worse. Mr. Clark just asked for the Commission Members to keep that in mind.

Public Hearing closed at 7:46 pm.
Motion made by Commissioner Wethington, Seconded by Commissioner Fowler to approve the finding of facts.
Voting Yea: Chairman Dykstra, Commissioner Sroka, Commissioner Wethington, Commissioner Fowler.

Motion made by Commissioner Fowler, Seconded by Commissioner Wethington to approve the application for case 2019-02.
Voting Yea: Chairman Dykstra, Commissioner Sroka, Commissioner Wethington, Commissioner Fowler.

**ADJOURNMENT**
Motion made by Commissioner Wethington, Seconded by Commissioner Fowler. Motion carried by voice vote.
Adjournment at 7:50 pm.