

**MINUTES OF THE VILLAGE OF JOHNSBURG
DECEMBER 9, 2014 MEETING OF THE
SPECIAL ZONING COMMISSION**

CALL TO ORDER – Chairman Husby called the meeting to order at 7:02 p.m.

Commission Members Present

Mark Niggemann
Scott Letzter
Curt Larsen
Steve Nethaway
Beth Foreman
Bobbie Wiltse

Petitioner

Mr. Steve Garrelts
Mr. Gary Rabine

NEW BUSINESS

Mr. Garrelts was in attendance to request a text amendment to Section 16 entitled, Conditional Uses to amend the Conditional Use Chart to permit *Automobile Outdoor Sales Lots* as a conditional use in the B-2 Zoning District. Chairman Husby explained that the matter was brought before the Village Board last year but was tabled at the request of the petitioner and because a great deal of time has lapsed the petitioner needs to go through the zoning process again. Chairman Husby clarified that if the text is amended to include outdoor auto sales as a conditional use in the B-2 zoning district, all properties zoned B-2 would need to come before the commission to use this as a conditional use.

Committee Member Letzter read the following statement previous notes on the matter: “The Johnsburg Zoning Ordinance does not permit outdoor auto sales in the B2 zoned lots. Per our ordinance this use is limited to conditional use in a C1 or B3 zoned lots. The reason our ordinance limits this type of use is to ensure that the use is pursued on a parcel of sufficient size and an area with adequate infrastructure to handle the traffic and other impacts associated with the change. A great deal of thought, effort and research went into determining the potential impacts of these ordinances. Serious consideration must be given when contemplating a change to our zoning ordinances can have far reaching consequences. Keep in mind that changes impact our comprehensive land use plan which was developed with input from our residents and consultants that were hired for developing the design to help reflect our goals for the future of the community. It is important that we realize the overall effects of the change and not just one specific parcel.”

A motion was made by Committee Member Larsen to amend Section 16 to permit Automobile Outdoor Sales Lots as a conditional use in the B-2 Zoning District. Motion was seconded by Committee Member Nethaway. Committee Members Niggemann, Nethaway, Larsen and Chairman Husby voted aye. Committee Member Letzter, Wiltse and Foreman voted nay. Motion carried.

ADJOURNMENT

A motion was made by Committee Member Letzter to adjourn. Motion was seconded by Committee Member Nethaway. All committee members present voted aye. Motion carried at 7:32p.m.

Respectfully Submitted,
Debra Swetz
Deputy Clerk