

**MINUTES OF THE VILLAGE OF JOHNSBURG  
JULY 22, 2014 MEETING OF THE  
PLANNING AND ZONING COMMISSION**

**CALL TO ORDER** – Chairman Husby called the meeting to order at 7:00 p.m.

**Commission Members Present**

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

Steve Garrelts was in attendance to request a Conditional Use Permit for Garrelts and Sons Plumbing, Inc., to allow for the outside storage of vehicles, boats and recreational vehicles with screening on the subject property at 3420 N. Richmond Road unrelated to the principle business use of the property. Steve Garrelts submitted all related paperwork to Chairman Husby who confirmed that notice requirements were met.

Steve said there was a conditional use permit that was granted to him three years ago that recently expired which he would like to renew.

**QUESTIONS FROM THE BOARD**

Commission Member Letzter noted that the property is for sale and expressed concern that a new owner would alter the use of the outside storage. Mr. Garrelts stated that the property has been up for sale for three years and that the permit has very specific language of what can be stored.

Commission Member Foreman asked if there any new uses planned for the site. Mr. Garrelts stated that it would continue to be used as it has in the past.

Commission Member Wiltse questioned how many vehicles the area can store and noted that some of the fence is in disrepair and some of the shrubbery is growing through the fence. Mr. Garrelts stated that the amount of vehicles that could be stored would depend on the size of the vehicles. Mr. Garrelts also stated that the fence will be repaired and the shrubbery will be trimmed.

**COMMENTS FROM THE FLOOR**

None.

**SUMMARY**

Mr. Garrelts restated his request for a Conditional Use Permit for Garrelts and Sons Plumbing, Inc., to allow for the outside storage of vehicles, boats and recreational vehicles with screening on the subject property, 3420 N. Richmond Rd. unrelated to the principle business use of the property.

Commission Member Larsen moved to recommend that a Conditional Use Permit for Garrelts and Sons Plumbing, Inc. be granted to allow for the outside storage of vehicles, boats and recreational vehicles with screening on the subject property, (3420 N. Richmond Road) unrelated to the principle business use of the property for a three year time limit. An extension for the Conditional Use may be granted by the Village Board after a recommendation by the Planning and Zoning Commission. The request for an extension shall require a hearing before the Planning and Zoning Commission. With a stipulation that the fence would be repaired; shrubbery trimmed; and if the property is sold the new owner must come before the Planning & Zoning Commission to continue the conditional use. Member Niggemann seconded the motion. All commission members present voted aye. Motion carried.

**ADJOURNMENT** - Motion by Commission Member Larsen to adjourn the meeting. Seconded by Commission Member Wiltse. All Members present voted aye. Motion carried at 7:10p.m.

Respectfully Submitted,

*Debra Swetz*  
*Deputy Clerk*