

**MINUTES OF THE VILLAGE OF JOHNSBURG**  
**DECEMBER 19, 2017 MEETING OF THE**  
**PLANNING AND ZONING COMMISSION**  
*Draft/Not Approved*

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

**Commission Members Present**

Kim Husby  
Mark Niggemann  
Scott Letzter  
Tom Benck  
Curt Larsen (Absent)  
Beth Foreman  
Bobbie Wiltse

**Petitioners**

Todd Mosher - Halle Properties LLC  
(Discount Tire)

**HALLE PROPERTIES VARIANCE REQUEST**

Todd Mosher attended on behalf of the Petitioners, Halle Properties LLC (Discount Tire). He explained that the petitioner is requesting an amendment to Ordinance No. 13-14-01 which granted a Conditional Use Permit for a planned development and approved a final plat for Rose Subdivision (Richmond Road LLC). The property is commonly known as 2905 and 2911 Richmond Road. He further explained that the amendment is being pursued to accommodate the construction of a Discount Tire Retail facility on Lot 2 of the development.

**QUESTIONS FROM THE BOARD**

Commission Member Wiltse questioned if both lots are being built upon at this time. Mr. Mosher explained that the Discount Tire facility is being pursued at this time and the other lot is expected to be built in the near future. Commission Member Benck questioned if the building is entirely constructed of brick and if the entrance doors will be facing the Route 31. Mr. Mosher replied that the building is mostly brick and the entrance door is situated on the south side of the building. He further explained that most of the customers are expected to be traveling from the south on Route 31. Commission Member Letzter questioned if the disposal tires will be stored somewhere on the property. Mosher answered that the used tires are stored on site but are picked up weekly. Commission Member Foreman questioned what the final building elevation will be. Mr. Mosher explained that the building will be set based upon the elevation of Route 31.

**QUESTIONS FROM THE FLOOR**

Unknown resident in attendance questioned if there are any plans for the northern lot (Lot 1). Mr. Mosher replied that he is unaware of any definitive plans for Lot 1.

**COMMENTS FROM THE BOARD**

No comments from the Board.

**COMMENTS FROM THE FLOOR**

No comments from the floor.

**SUMMARY**

Commission Member Wiltse motioned to recommend the Village Board approve the request for an amendment to Ordinance 13-14-01 granting a Conditional Use Permit for Planned Development and approval of the amended final plat for Rose Subdivision. Seconded by Commission Member Benck. All Commission Members in attendance voted aye.

**ADJOURNMENT** - Motion by Chairman Husby to adjourn the meeting. Seconded by Commission Member Letzter. All Members present voted aye. Motion carried at 8:07 p.m.

Respectfully Submitted,

*Timothy Haynes*  
*Administrative Assistant/Collector*