

Minutes of Freeport Planning Commission

Meeting on June 14, 2018

6:30pm

Present: Blake Musser, Adam Holder, Steve Lafferty, James Berbert, Andrea Winter, Nicole Bauer, Troy Barr

Absent: Paulette Williams-Thomas, Matthew Moyer

Adam made a motion to approve agenda. Nicole seconded the motion.

No Public Comments or Communications

A motion was made to approve the minutes from 5/17/18 meeting. The motion was seconded.

Special Use Permit Petition:

Nancy McDonald read the staff report in reference to the application from Kopp Enterprises for a Special Use permit at 1001-1003 Loras Dr. The relief sought by the documents is to allow a little league ball field in a P-1 zoned district.

The findings of the report found the following:

- Does not pose undue hardship
- Will permit a reasonable use of the property
- Alleviate a practical difficulty
- Will provide a private convenience and necessity of reasonable need and expediency
- Does not produce a monopoly in the area
- Is not a matter of economic convenience or advantage
- Does not pose a substantial adverse effect upon traffic conditions, property values, public utility service, school, parks, recreational facilities, or other matters pertaining to the public health, safety and welfare
- Will not unduly increase the population or intensity of land use in the area
- Will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district
- Is compatible with utilities cross roads, drainage and other necessary facilities currently provided and
- Will pose a minimal, if any, effect on adjunct property owners and preserve the essential character of the area.

The Petitioner, George Gentzel, stated that the field is planned to be a temporary practice field. All items used for the practice will be, and is, removed after the practice has concluded.

George stated that practice before season began was about 2-3 times per week, but it is dependent on the weather. He stated that he has permission from the neighboring business to use the parking lot to allow for parking.

George said that he also planned to use the area for football practice in the fall.

It was clarified that any accidents on the property for this use would be the Petitioners responsibility. It was also addressed that the property would only be used with the Petitioners permission and not for public access.

Tom Klemm stated that George came to him about building the field. Tom informed the commission that he was in support of the petition and that he has driven by the area and has not observed any problems.

John Guiffre, stated that he is the President of Freeport Little League. John stated that there is not enough space for the teams to practice. John added that part of the registration fee to be a part of Freeport Little League includes insurance, which covers minor injuries.

Galin Schram stated that he has a business at 1009-1001 Loras Dr. He stated that he has observed football practice with cars parked half on curb and street. He said that during these practices he has almost hit a child. He added that he has been in the area for 24-25 years and is against this use. He said that the back field is toward the street and sited City Ord. 1270.08, which he said makes reference to requiring a fence or backstop. Galin stated that he did not feel it is safe.

Andy Leverton he is a parent who's child practice in the field in question. He stated that he has been advised by George prior to practices not to park on he street. He added that he has not observed any of the children come within 50 feet of hitting a ball into the street. Andy expressed his appreciation for George's efforts in providing a place for the children to practice.

The commission asked for clarification of the location of the bases on the field.

A motion was made to approve the Special Use permit, with the following restrictions:

- No Permit Structures
- Private Access Only
- Special Use Permit will terminate with owner
- No on Street Parking

The motion was seconded and voted upon:

- Blake Musser: Yea
- Adam Holder: Yea
- Steven Lafferty: Yea
- James Berbert: Yea
- Andrea Winter: Abstain
- Nicole Bauer: Yea
- Troy Barr: Yea

Text Amendment for part Fourteen

Nicole asked about 1477.10 the term natural growth. It was discussed that the planting of trees are permitted.

It was discussed to place ground mounts in residential areas as special use.

A motion was made to approve the Special Use permit, with the following restrictions:

1. Section 1477.10 to be changed to reflect that buildings and accessory structures built to less than the maximum height permitted in the district were exempt from the obstruction prevention provisions in all districts (not just residential).
2. Allow for minor changes suggested by SolSmart after their review.

The motion was seconded and approved.

The Commission approved the change of meeting time to 5:30pm. Blake made a motion to approve the 5:30pm time change, Andrea seconded the motion. Motion approved.

No other business

No public comments

Chairman Lafferty adjourned the meeting

The Commission approved the June 14, 2018, minutes on July 12, 2018.

Prepared by C. Marney