

TOWN OF CAMPBELL  
PLANNING AND ZONING COMMISSION  
FEBRUARY 3, 2015

PRESENT:

Pat Post            Steve Hockenbery            Joe Weitekamp            Scott Johnson            Helen Vitale  
Deputy Clerk Cassandra Hanan

ABSENT:

Mitch Brohmer            Jacob Burch

Chairperson Pat Post called the meeting to order and asked for approval of the minutes of the January 6, 2015 commission meeting.

Joe Weitekamp moved the minutes be approved as presented. Scott Johnson seconded the motion. The motion to approve the minutes passed unanimously.

The first item on the agenda was: PETITION #1-2015 John Noyes, O.B.O. C-M Robers LLC, 816 Bainbridge St. petition to rezone parcels #4-1366-0, 4-1368-0, and 4-1369-0 from the Residential "A" District to the Light Industrial District for the purpose constructing a 5,000 square foot structure to be used for Light Industrial Purposes.

John Noyes appeared on behalf of C-M Robers. Mr. Noyes explained that they would like to construct a 5,000 square foot warehouse on the lot. He explained that the building may just be used for cold storage. He stated that it would not be used for a retail or heavy industrial space and there should not be any noise or light issues.

There was some discussion about the design of the building. Mr. Noyes explained his plans for drainage on the property. The warehouse would have to be built up to prevent flooding. A retention pond on the property would retain 100% of the runoff.

Ted Von Uhl, 145 Locust St., spoke about noise issues in that neighborhood. The consensus was that the majority of the noise was coming from River Steel. Mr. Noyes suggested that he could plant trees on the south side of Usher Street to help block the noise.

Helen Vitale made a motion to approve the petition. Joe Weitekamp seconded the motion. The motion carried 5-0.

The second item on the agenda was: Discussion on Chapter 15 of the Town of Campbell Municipal Code: Subdivision Ordinance.

Deputy Clerk Hanan explained that the current ordinance is conflicting with itself. The ordinance states that any lot split would be considered a subdivision but also states that a split creating 2 or less lots could be approved with a Certified Survey Map. In addition, the current ordinance does not address lot combinations. The Commission would have to decide which changes to make and then a public hearing on the changes would be held in March.

The consensus was a lot split creating 3 or fewer parcels could be created through the approval of a

Certified Survey Map by the Plan Commission and Town Board. A lot split creating 4 or more parcels would be considered a subdivision and would have to follow the procedures for plat approval. Lot combinations would be approved through the Plan Commission and Town Board by a Certified Survey Map.

Deputy Clerk Hanan also asked that the application fees be waived for Susan Whitewater for the March Planning and Zoning Commission meeting.

Steve Hockenbery made a motion to waive the application fees for Susan Whitewater for the March Planning and Zoning Commission meeting. Joe Weitekamp seconded the motion. The motion carried 5-0.

Joe Weitekamp made a motion to adjourn. Steve Hockenbery seconded the motion. The motion carried 5-0.

These minutes have not been approved.  
Cassandra Hanan