

**DUNDEE VILLAGE PLANNING COMMISSION  
PUBLIC HEARING AND REGULAR MEETING MINUTES  
7:00 P.M.  
Monday, July 17, 2017**

**PUBLIC HEARING:**

**(a) Special land use request from ESR Holdings, LLC**

**1. CALL TO ORDER**

- a. The Honorable Chairman, Dale Williams, called the Public Hearing to order at 7:00 p.m.

**2. ROLL CALL**

- a. Members present: John Bartko, Chris Freshour, Joe Fenner, Steve Wilcox, Dale Williams,
- b. Members absent / excused: Paul Scott, David Widner,

**3. CITIZENS COMMENTS**

No comments received at the meeting.  
No comments received via mail.

**4. ADJOURNMENT**

Public Hearing adjourned at 7:01 p.m.

**Regular Meeting:**

**1. CALL TO ORDER**

- a. The Honorable Chairman, Dale Williams, called the meeting to order at 7:02 p.m.

**2. ROLL CALL**

- a. Members present: John Bartko, Chris Freshour, Joe Fenner, Steve Wilcox, Dale Williams,
- b. Members absent / excused: Paul Scott, David Widner,

**3. APPROVAL OF AGENDA**

Motion made by Commissioner Fenner to approve agenda.

b. Motion seconded by Commissioner Freshour.

c. All Planning Commission members in attendance voted in favor of approving the agenda.

#### **4. APPROVAL OF MINUTES**

- a. Meeting minutes for May 25, 2017 were not available for review and approval. Meeting minutes will be reviewed at the next scheduled regular meeting.

#### **5. CITIZENS' COMMENTS ON NON-AGENDA ITEMS – None**

#### **6. OLD BUSINESS – None**

#### **7. NEW BUSINESS –**

- a) ESR Holdings, LLC: Special Land Use request to operate a dance studio at 143 Riley Street.
- b) Commissioner comments / questions:
  - Mr. Schuster (ESR Holdings) and Owner of Lighthouse Dance Studio present to answer Planning Commission questions.
  - Question: What type of dance studio will this business represent? Age group of 2 year old to young adults. Some adult classes (e.g. ballroom dancing). Limit of 10 students per class, 30-45 minutes typical class duration. Hours of operation, mainly evening classes (5-9 p.m.) and Saturdays.
  - Additional info requested to answer item #1 on the application. Intent was to bring a business into the downtown business district & core community in support of the Master Plan.
  - Additional info requested to answer item #21 on the application. Initial intent is to operate out of the ground floor, with possible expansion to the 2<sup>nd</sup> floor in the future. If that does occur, bringing the 2<sup>nd</sup> floor up to current building codes will be required. Request from the Planning Commission to remove reference of the 2<sup>nd</sup> floor 'Opera House' from the application.
  - Additional info requested to answer item #3 on the application. Questions concerning impact on current downtown parking. Questions were sufficiently answered.
  - No comments / questions concerning items #5, 6, or 7.

Motion made by Commissioner Fenner to approve the Special Land Use request to operate a dance studio at 143 Riley Street.

Motion seconded by Commissioner Bartko.

Roll Call Vote:

Yes: Members present: John Bartko, Chris Freshour, Joe Fenner, Steve Wilcox, Dale Williams,

No: None

8. **ZONING BOARD OF APPEALS REPORT –.**
  - ZBA Variances granted for the following:
    - 3<sup>rd</sup> storage building on residential lot (Ordinance allows only 2)
    - 80 foot flag pole installation for the Dodge dealership.
  
9. **STAFF REPORT/PROJECT PROGRESS REPORT**
  - Status update: Hampton Inn Suites, Elite Motors, Dundee Villa's project update, etc.
  - Jimmy Johns is open now. Discussion of traffic flow.
  
10. **COMMISSIONER COMMENTS: various.**
  - Request for replacement of STOP sign between Walgreens and Papa Johns Pizza.
  
11. **ADJOURNMENT 7:35 P.M.**

Motion to adjourn made by Commissioner Fenner.  
and supported by Commissioner Bartko.

All members in attendance voted in favor of adjourning the meeting.

**Next Scheduled Meeting: 8/7/17 Regular Meeting**