

OFFICIAL PROCEEDINGS
OF
PLAN COMMISSION AND ZONING BOARD OF APPEALS

STATE OF ILLINOIS)
COUNTY OF HENRY)
VILLAGE OF ORION)

The regular meeting of the Plan Commission and Zoning Board of Appeals of the said Village was held February 24, 2010 at 7:00 p.m. in the Village Hall, 1202 4th Street, Orion, Henry, Illinois. The following members were present: Galliard, Newman, Peterson, Johnson, Weber, and Saunders. Absent: Mielke.

The meeting was called to order by Chairman Galliard. It was moved by Saunders, seconded by Newman to approve the minutes of the regular meeting held October 28, 2009. Ayes: Galliard, Newman, Peterson, Johnson, Weber, and Saunders. Noes: None. Absent: Mielke.

Chairman Galliard swore in Luke and Rhonda Weber. The Webers applied for approval of a pre-annexation agreement dba 20 on 12th Storage, LLC, for the property at 1605 12th Avenue. It was noted that property on the east and west side of the lot was already annexed to the village.

Plan commission members discussed the fact that a sewer main is available on the north side of 12th Avenue at the Webers west property line. Member Saunders said the sewer main was shallow and most likely not deep enough to continue an extension to the east. Mr. Weber said he measured the depth at 42" in the manhole near his west property line. He said he planned to use an ejector pump versus gravity flow for the sewer. Mr. Weber said he would have a floor drain in the building he plans to construct.

The plan commission agreed that no sidewalks or curb would be required because the request did not involve a subdivision of property. They also said the Webers could connect their sewer lateral by placing it in the street right-of-way area from their proposed building to a connection in the sewer manhole. Member Saunders said if the lateral was placed on the annexed lot, starting at the east end and ending at the west end, and the Webers chose to subdivide the lot at some point in the future, selling the west half, the lateral would not be allowed to cross another property to reach the main. Keeping it in the street right-of-way area would avoid that situation.

It was moved by Weber, seconded by Saunders to recommend approval of the pre-annexation agreement by Luke & Rhonda Weber for the property at 1605 12th Avenue, Orion, with the understanding that no sidewalks or curb be required and the sewer lateral be allowed to be placed in the street right-of-way and connect to the village sewer at the manhole, and further, that the lot will be zoned industrial. Prior to a vote on the motion Member Peterson asked who would bear the

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The minutes of February 24, 2010 continued:

cost of sewer main extension if property would develop to the east. Secretary Sampson said the Webers would not be obligated to pay for that cost unless it was made a stipulation of the annexation agreement. Member Saunders said the sewer main is currently so shallow that further extension to the east would be almost impossible without the installation of a lift station. The plan commission felt the chance of property developing to the east in the near future was minimal. The motion was called for a vote. Ayes: Galliard, Newman, Peterson, Johnson, Weber, and Saunders. Noes: None. Absent: Mielke.

Chairman Galliard thanked Member Johnson for his long and distinguished service on the plan commission. Member Johnson's term ended in February and he said he would not extend his appointment.

There being no further business to come before the meeting, it was moved by Peterson, seconded by Weber to adjourn. Ayes: Galliard, Newman, Peterson, Johnson, Weber, and Saunders. Noes: None. Absent: Mielke.

Lori A. Sampson
Secretary

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