



VILLAGE OF SAVOY

Monday, October 28, 2019, 7:00 p.m.

**Location: Robert C. McCleary Municipal Center
611 North Dunlap Avenue
Savoy, IL 61874**

Note: The full PC Meeting packet is now available on-line at least 48 hours prior to the meeting at: www.village.savoy.il.us

PLANNING COMMISSION MEETING

Planning Commissioners:

William McNamara, Chairman

Members: Greg Anderson, Paul Dalbey, Michelle Henderson, Larry Kanfer, Teresa Kelnhofer, and Joshua Young

Village of Savoy Staff:

Richard Helton, Village Manager

Daniel R. Davies, Zoning Administrator

Levi Kopmann, Assistant Village Manager/Public Works/Engineer

Village of Savoy Trustee, Jan Carter Niccum, BOT/PC Liaison

Dennis Donaldson, Director of Planning and Economic Development

Billie J. Krueger, Village Clerk

AGENDA

PLANNING COMMISSION MEETING

- 1. CALL TO ORDER, ROLL CALL, QUORUM DECLARED**
- 2. BUSINESS:**
 - A. APPROVAL OF PLANNING COMMISSION MINUTES OF 9-23-19**
 - B. RESOLUTION OF PLANNING COMMISSION - APPROVAL OF ANNEXATION PLAT OF PRAIRIE MEADOWS SUBDIVISION PHASE IV**
 - C. RESOLUTION OF PLANNING COMMISSION - APPROVAL OF FINAL PLAT OF PRAIRIE MEADOWS SUBDIVISION PHASE IV**
- 3. ADJOURN PLANNING COMMISSION MEETING**



Village of Savoy

Robert C. McCleary Municipal Center
611 North Dunlap Avenue
Savoy, IL

**MINUTES OF JOINT MEETING OF
PLANNING COMMISSION, AND
ZONING BOARD OF APPEALS**

DATE: September 23, 2019 MEETING LOCATION: Robert C. McCleary Municipal Center
611 North Dunlap Avenue
Savoy, IL 61874

PLANNING
COMMISSIONERS
PRESENT:

Chairman Bill McNamara, Greg Anderson,
Paul Dalbey, Michelle Henderson, Larry Kanfer,
Teresa Kelnhofer, and Joshua Young

PLANNING
COMMISSIONERS
ABSENT:

None

ZONING BOARD OF
APPEALS MEMBERS
PRESENT:

Robert Nofftz, Don Orr, and Joyce Wagner

ZONING BOARD OF
APPEALS MEMBERS
ABSENT:

Chairman Betty Zeedyk, Jacob Gray, Mike Hutjens,
Chip Jorstad

STAFF/PERSONNEL
PRESENT:

Richard Helton, Village Manager
Daniel R. Davies, Zoning Administrator
Dennis Donaldson, Director of Planning & Economic Development
Jan Niccum, Trustee Liaison to Planning Commission
Sam Smith, Electrical/Deputy Building Inspector
Trustee Heather Mangian
Trustee Dee Shonkwiler
Billie Krueger, Village Clerk

GUESTS PRESENT:
CONVENED:
ADJOURNED:

Ben Zigterman, News-Gazette
7:00 P.M.
8:45 P.M.

1. PLANNING COMMISSION OPEN AND ROLL CALL

Chairman McNamara called the meeting of the Plan Commission to order at 7:00 p.m. Roll was called with all Plan Commissioners, Chairman Bill McNamara, Greg Anderson, Paul Dalbey, Michelle Henderson, Larry Kanfer, Teresa Kelnhofer, and Joshua Young Chairman McNamara being present and a quorum declared

2. ZONING BOARD OF APPEALS OPEN AND ROLL CALL

Zoning Board of Appeals Members Robert Nofftz, Don Orr, and Joyce Wagner were present. No quorum was declared with Chairman Betty Zeedyk, Jacob Gray, Mike Hutjens, and Chip Jorstad being absent.

3. PUBLIC PARTICIPATION – None

4. BUSINESS:

A. APPROVAL OF PLANNING COMMISSION OF 8-26-19

Plan Commissioner Anderson moved to approve the Planning Commission Minutes of 8-26-19 as presented, seconded by Plan Commissioner Kanfer. By Plan Commissioner vote: Anderson, yes; Dalbey, yes; Henderson, yes; Kanfer, yes; Kelnhofer, yes; Young, yes; and Chairman McNamara, yes. Motion carried.

B. INFORMAL DISCUSSION OF PLAN COMMISSIONERS AND ZONING BOARD OF APPEALS MEMBERS – MARIJUANA LEGALIZATION AND HOW IT WILL IMPACT SAVOY

Village Manager Dick Helton stated he was really disappointed with the fact that there was no public participation tonight and at other meetings Savoy has held, because where do we get an idea of what the residents of Savoy think about marijuana legalization in Savoy, and since the law will go into effect on January 1, 2020, Staff needs directions from the Board of Trustees to either; 1) prohibit the sales of recreational marijuana in the Village of Savoy and prepare such an ordinance; or 2) Put a Village ordinance in place to levy a 3% tax on the recreational marijuana sales. Helton stated how important it was to be prudent for the financial well-being of the Village of Savoy to put the 3% tax on place. He stated many municipalities in the Chicago area had addressed this issue with some not allowing and some allowing the sales with the 3% tax.

Plan Commissioner Josh Young stated he believed that the reason people are not showing up at these meetings is that they don't care or aren't around long enough to care.

Trustee Jan Niccum stated that the City of Monticello had placed a moratorium on recreational marijuana sales, Champaign and Urbana have said yes to sales and the 3% tax; and St. Joe and Rantoul do not want any marijuana sales there.

Plan Commissioner Greg Anderson stated he was in favor of no action at this time and liked the idea of having more time and don't rush into this, since he does expect Savoy to make a lot of money on this for a long time.

Plan Commissioner Chairman McNamara encouraged the Plan Commissioners to draft a motion of recommendation to the Board of Trustees, since Village Manager Dick Helton stated that Staff needs direction since there is the potential of having cannabis sold through dispensaries that may locate in Savoy and it would be best to have the tax in place and since we have a medical facility already in Savoy and they could apply for a license.

Zoning Board Member Don Orr stated it is important to have the zoning issue come into play in order to control where a dispensary can be located. He stated Savoy's medical marijuana facility is called "an outreach".

Planning Commissioner Young stated he wants the 3% tax in place and it can be decided at a later date, based on a special use permit and put parameters up, where a dispensary can be located.

Helton stated having the tax place costs the Village nothing, and if a facility/dispensary comes to Savoy, the tax will be in place on January 1, 2020, and in February, 2020, we start collecting the tax immediately.

Planning Commissioner Anderson stated that the City of Springfield already has the tax and he would support the 3% tax be put in place just in case there are recreational marijuana sales in Savoy, but he would support prohibition through a special use permit.

Zoning Board Member Joyce Wagner stated she did not think Savoy should legalize the recreational sales of marijuana because of money, because there are a lot of social consequences to be talked about and damage to families. She stated she would hate to see Savoy pass the 3% tax with the hope to make money because it sends a mixed message to Savoy residents.

Planning Commissioner Larry Kanfer stated he believed the Planning Commission needed more discussion on zoning and special use permits before we can consider prohibition.

Zoning Board Member Bob Nofftz stated he believed Savoy should put the tax in place, even though he is against the sale of recreational marijuana in Savoy.

Planning Commissioner Kanfer stated he believed the 3% tax should be the overriding issue, because if they don't get it at a dispensary, which would be the best, there is always the black market.

**Plan Commissioner Teresa Kelnhofer made a motion to recommend to the Board of Trustees to levy a 3% tax on the recreational marijuana sales in the Village of Savoy, seconded by Plan Commissioner Michelle Henderson;
By Plan Commissioner vote: Anderson, yes; Dalbey, yes; Henderson, yes; Kanfer, yes; Kelnhofer, yes; Young, yes; Chairman McNamara, yes; Motion carried**

Plan Commissioner Anderson made a motion to recommend to the Board of Trustees to direct Village Staff to provide information and ground rules for zoning and special use permit options for the recreational marijuana sales in the Village of Savoy, seconded by Plan Commissioner Young;

By Plan Commissioner vote: Anderson, yes; Dalbey, yes; Henderson, yes; Kanfer, yes; Kelnhofer, yes; Young, yes; Chairman McNamara, yes; Motion carried

5. ADJOURN PLANNING COMMISSION

There being no further business to come before the open and public Planning Commission meeting, on motion to adjourn by Plan Commissioner Kelnhofer, seconded by Plan Commissioner Young, and motion carried, Chairman McNamara adjourned the Planning Commission at 8:45 p.m.

Respectfully Submitted,

Billie Jean Krueger

Billie Jean Krueger, Village Clerk

This meeting was recorded.

Minutes approved this ___ day of October, 2019

Billie Jean Krueger



Annexation Plat Approval

Prairie Meadows Subdivision Phase IV

WHEREAS, the Village of Savoy Board of Trustees, pursuant to the authority conferred by Statutes of the State of Illinois, has established certain standards and procedures for the use of land within the corporate limits of the Village of Savoy, Illinois, including the Village of Savoy Zoning Ordinance; and

WHEREAS, Savoy Developers, Inc, an Illinois Corporation has submitted a petition requesting annexation of said property with zoning classifications of R-2, as shown on, and approved within the Area General Plan for said subdivision; and

WHEREAS, the Village Attorney and Village Staff have reviewed the required documents including the site plans and the Annexation Plat; and

WHEREAS, the subject property is contiguous to the Village of Savoy boundaries and is currently under the zoning jurisdiction of Champaign County, Illinois, and is zoned Ag-1; and

WHEREAS, the Planning Commission conducted a hearing on October 28, 2019, and;

WHEREAS, the Village of Savoy Planning Commission has reviewed and discussed issues and evidence submitted regarding the proposed annexation and zoning including the annexation plat and site plan which are hereby attached and made a part of this resolution.

BE IT THEREFORE RESOLVED this 28th day of October, 2019, by the Planning Commission of the Village of Savoy that:

1. The Planning Commission recommends approval of said Annexation with the following conditions.
 - a. The submittal of all required documents, including annexation and final plats are in compliance with all Village of Savoy development ordinances in force at that time.
2. The Village shall allow sidewalks to be constructed by individual builders rather than the Developer, after the homes are constructed on each respective lot; provided, the sidewalk contractor used by the builder is pre-approved by the Village of Savoy staff.
3. The Village shall allow all provisions set forth in the Preliminary Plat and Area General Plan for Prairie Meadows.
4. The Planning Commission defers all sanitary sewer reimbursement agreements to the Village of Savoy Board of Trustees.
7. In all lots, basement window wells shall be installed with protective grates.

BE IT THEREFORE RESOLVED this 28th day of October, 2019, that the Village of Savoy Planning Commission recommends the approval of the Annexation Plat Attached to this resolution.

Bill McNamara, Chairman
Village of Savoy Planning Commission



Village of Savoy
Resolution of The Planning Commission
October 28, 2019

Final Plat Approval

Prairie Meadows Subdivision Phase IV

WHEREAS, the Board of Trustees of the Village of Savoy, pursuant to the authority conferred by the Statutes of the State of Illinois, has established certain standards and procedures for subdivisions within the Corporate Limits of the Village of Savoy, Illinois and within one- and one-half miles thereof; and,

WHEREAS, the owner of Prairie Meadows Subdivision Phase IV has submitted certain documents, including The Final Plat and Annexation Plat of said subdivision, for approval by the Village; and,

WHEREAS, the Prairie Meadows Area General Plan and Preliminary Plat was reviewed and approved on December 14, 2015 by the Planning Commission with certain waivers and additional requirements; and

WHEREAS, the Village Engineer, Village Attorney and Zoning Administrator have reviewed the Final Plat and required submittals and various other submittals and have found that they are, with minor modifications, generally satisfactory and in the prescribed form; and

BE IT THEREFORE RESOLVED this 28th day of October, 2019 the Village of Savoy Planning Commission recommends approval of the Final Plat of Prairie Meadows Subdivision Phase IV as shown and attached as Exhibit A, with the following conditions:

1. Final Plat approval is subject to all conditions set forth within the Area General Plan and the Preliminary Plat approvals.
2. The approval of the Final Plat is subject to submission of supporting documents required by the Subdivision Ordinance, including but not limited to, utility easements, bonds and letters of credit, in a form approved by the Village Attorney and Village Engineer.
3. In the event the supporting documents are not submitted in final form satisfactory to the Village Engineer, Village Zoning Administrator, and Village Attorney and the Final Plat is not recorded within one year from the approval date of the Board of Trustees, the approvals recommended herein shall be null and void.

Bill McNamara, Chairman

