MINUTES
PLANNING AND ZONING COMMISSION
PUBLIC HEARING-SPECIAL MEETING
WEDNESDAY, MAY 31, 2017 – 6:30 PM

1. **CALL TO ORDER** Chairman Antonio Prete called the meeting to order at 6:30 PM.

PRESENT: Geno Chavarria, Brian Lundgren, Ronnie Creppon, Antonio Prete, Rudy L. Ramirez. Staff: , Melissa Lipiec, Carlos Navejas, Charlie Crossfield-City Attorney

ABSENT: Dorothy McCarther, David Lanford

Guest: None

2. **PUBLIC COMMENT**: None.

3. **MINUTES**: Antonio Prete asked for a motion to approve the minutes of the April 24, 2017 meeting and Brian Lundgren made a motion to approve the meeting minutes as presented. Ronnie Creppon seconded the motion and a vote was taken. The motion passed with a vote of five (5) for, zero (0) against.

4. **UNFINISHED BUSINESS**
1. None.

5. **NEW BUSINESS**
1. REVIEW AND MAKE POSSIBLE RECOMMENDATIONS TO THE ELGIN CITY COUNCIL ON THE PROPOSED AMENDMENT TO CHAPTER 46, ZONING ORDINANCE REGARDING CAMPING, RECREATIONAL VEHICLE, MOTOR HOME, TRAVEL TRAILER AND OTHER TRAILER RESTRICTIONS. Melissa Lipiec addressed the Commission stating that the current Mobile Home ordinance does not include recreational vehicles and the proposed changes would define and include them. She also stated that our current ordinance does not allow for a recreational vehicle to be occupied on a residential lot. Ronnie Creppon questioned the term "temporary" in the definition of recreational vehicle. Charlie Crossfield stated that the intent of the ordinance is to prevent people from placing and occupying an RV in an area that is not zoned for a mobile home or recreational vehicle. Antonio Prete stated that he currently has an RV which he stores on his property and asked if he was in violation of the current ordinance. Melissa Lipiec explained that property owners are allowed to store recreational vehicles on their property as long as they are behind the front building line but on one can occupy it. In response to Ronnie Creppon's question regarding the word "temporary"; Charlie Crossfield stated that a definition of the term "temporary" can be added to the ordinance with a specific time frame. A two week timeframe was proposed by Antonio Prete. Charlie Crossfield reminded the Commission that the proposed amendment is to make changes to the Mobile Home Park regulations. The Commission can make an additional recommendation to the Council to allow for the occupation of a recreational vehicle, with the permission of the property owner for a specific period of time. Carlos Navejas-Code Enforcement Officer asked about when the City will know when occupation begins and ends. Antonio Prete asked for a motion to recommend the proposed changes to the Elgin City Council with the addition of a definition of the term "temporary" and allowing for the occupation of a recreational vehicle for a specific period of time. Ronnie Creppon made the motion and Brian Lundgren seconded. A vote was taken and the motion passed with a vote of five (5) for and zero (0) against.

6. **PRESENTATION:** PRESENTATION ON ZONING BY CITY ATTORNEY CHARLIE CROSSFIELD. Charlie Crossfield gave a presentation on the importance and necessity of zoning.

7. **EXECUTIVE SESSION:** None

8. **ANNOUNCEMENTS:** Melissa Lipiec announced that we will be having a meeting on June 26th on The Homestead Subdivision Preliminary Plat and the Irma Chavarria Preliminary and Final Plats.

9. **ADJOURNMENT:** Antonio Prete adjourned the meeting at 7:48 PM

Anotnio Prete
Chairman, Planning and Zoning Commission

ATTEST:

Gary N. Cooke
Secretary, Planning and Zoning Commission