

Wheaton Planning and Zoning Board

I. Call To Order and Roll Call Vote

Chair Aranas called the Tuesday, February 14, 2023 Wheaton Planning and Zoning Board meeting to order at 7:00 p.m. in-person and via zoom. Upon roll call, the following were:

Roll Call Vote

Present: Nicole Aranas
Chris Dabovich
Chris Derrick
Cecilia Horejs
Mark Plunkett
Dan Wanzung

Absent: Bob Gudmundson

City Staff Present: Tracy Jones, Staff Planner

II. Approval of Minutes - January 24, 2023

The minutes were approved as presented.

III. Public Comment

There was none.

IV. Old Business

ZA #23-02/ Special Use Permit/ 1877 S. Wiesbrook Road/ Schultz

Chair Aranas reconvened the public hearing on Tuesday, February 14, 2023. She stated that the public hearing was called to order on January 24, 2023, but was continued until February 14, 2023 to give the applicant time to consider comments raised by the Board and public on January 24, 2023, and revise their plans or add additional plans, if necessary.

Chair Aranas stated that since the January 24, 2023 public hearing, the applicant has provided revised building elevations, a revised grading plan, new perspective views, and a new landscape plan.

Ms. Otte stated that the original building elevations included a stone facade on the west, south, and east elevations of the garage but only horizontal siding on the north elevation facing the adjacent neighbor. She added that they have revised the building elevations to include a stone facade on all four elevations. She stated that the original building elevations included a rolling garage door. She added that they have further revised the building elevations to include a traditional garage door that matches the ones on the existing house in lieu of the rolling garage door.

Ms. Otte stated that the original grading plan showed the garage with a 3.5 foot setback from the north property line. She stated that they have revised the grading plan to provide a larger setback, 8.0 feet in lieu of the previously requested 3.5 feet, and improve the drainage along the north property line.

Ms. Otte stated they have submitted new perspective views that offer a better understanding of the garage design and show the compatibility of the proposed garage with the existing garage on the adjacent property to the north.

Ms. Otte stated that they have submitted a new landscaping plan that shows a mix of trees, shrubs, and perennials screening the north and east garage elevations. Two serviceberry trees are proposed: one at the northeast corner of the garage and one at the southeast corner of the garage. In addition, a row of viburnum shrubs is proposed along the north elevation and groupings of yew shrubs are proposed along the east elevation.

Mr. Plunkett questioned whether the Mr. Schultz (the property owner) had spoken with Mr. Sterba (the neighbor to the north) since the last meeting.

Mr. Meyer stated that they had spoken with Mr. Schultz, and he told them that he had spoken to Mr. Sterba since the last meeting and that they were on the same page now.

Mr. Sterba clarified that he had not spoken to Mr. Schultz since the last meeting. He added that while he appreciates the changes that Meyer Design has been made to the proposed garage, he would prefer a 10 foot setback from the north property line instead of the 8 foot setback currently proposed.

Mr. Meyer stated that for them to provide a 10 foot setback, they would need to move the garage further back and this would add more driveway square footage.

Mr. Dabovich moved and then Mr. Derrick seconded the motion to close the public hearing. On a voice vote, all voted aye.

Mr. Wanzung moved and then Mr. Dabovich seconded the motion to approve ZA #23-02, subject to the condition that the preliminary engineering plan shall be subject to further staff review prior to the issuance of a site development permit.

	<u>Roll Call Vote</u>
Ayes:	Nicole Aranas Chris Dabovich Chris Derrick Cecilia Horejs Mark Plunkett Dan Wanzung

Nays:	None
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Absent:	Bob Gudmundson
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Motion Passed Unanimously

V. Miscellaneous

There was none.

VI. Adjournment

Ms. Horejs moved and then Mr. Derrick seconded the motion to adjourn the meeting at 7:18 p.m. On a voice vote, all voted aye.

Respectfully submitted,
Tracy L. Jones, AICP
Staff Planner