

Minutes of the Troy Township Planning Commission
Friday, February 1, 2013
5:00 pm

Meeting of the Troy Township Planning Commission was held at the Troy Township Community Center, 25448 Seil Road, Shorewood, Illinois.

Chairman Kopman called the meeting to order.

The Pledge of Allegiance was led by Member Muentnich.

Roll call taken.

Present were:	Chairman Bryan Kopman	Secretary Lisa Imbody
	Member Lorri Ferbend	Member George Muentnich
	Member Harold "Tom" McCoy	Board Liaison Brett Wheeler – L

Absent were: NONE
L – Late Arrival

Quorum established.

Chairman Kopman stated the purpose of this meeting was to learn about Leisure Lake Membership Resort's Special Use Variance application from Will County Land Use.

Chairman Kopman requested all present to identify themselves when speaking.

Attorney Michael R. Martin identified himself as the attorney for Leisure Lake Membership Resort (LLMR) and introduced Michael Leifert as the general manager of the resort. Attorney Martin stated that in 2000 LLMR applied for a special use variance from Will County Land Use. LLMR was granted tent camping and approval to build a pavilion on the east side of the property. The final engineering plan is not completed for the current application for the special use variance. Atty. Martin distributed the finalized site plans to the Planning Commission members. Currently LLMR has 231 camping spots (90 of those 231 camping spots are seasonal). LLMR is seeking an additional 71 camping spots (22 camping spots are planned for the west side of the property and 49 camping spots are planned to be located on the east side of the property). These additional proposed spots would help generate additional membership sales at the resort.

Board Liaison Wheeler asked if the resort's campsites are "maxed out".

Atty. Martin stated that LLMR has 485 memberships.

LLMR General Manager Leifert stated that LLMR is open for camping from April 1st through October 31st and the resort, during those times, are fully booked.

Member McCoy asked if there are any permanent buildings on the property.

Atty. Martin stated the special use permit application does not include the erection of additional permanent buildings on the property; Atty. Martin also and that the roads are gravel.

Member Muentnich expressed concern about the state of the property's western boundary (near Frontage Road and Interstate 55). He would like to see a berm and landscaping to obscure the view of the property from Frontage Road.

Chairman Kopman asked what are the current restrictions on the west and east expansions.

Atty. Martin stated that the site is not fully engineered.

Mr. Doug Hawkinson, township resident, stated that several agreements exist between LLMR and the surrounding landowners and that LLMR is currently in violation of those agreements.

Mr. Rick Rogowski, township resident, stated that dirt is hauled, two to three times a year, from LLMR's property.

Atty. Martin stated that Will County was notified of the dirt hauling.

Mr. Hawkinson stated that the agreement stipulated that the stockade fence be maintained. He also stated the fence is rotted and the north side fence is old.

Ms. Cheryl Rogowski, township resident, also stated the fence is not maintained.

Mr. Hawkinson stated there are drainage problems at the southern easement.

Mr. Leifert stated he is aware of the fence's condition. Additionally, he stated that he would like to fix the fence, that there are not permanent lights on the south side of the property, that the excavation of the dirt was to install a septic field, and the reason for the special use variance was to install additional campsites on the west side of the property.

Mr. Rogowski stated that the "borrow pit" behind the southern fence has impacted the adjacent property owners.

Mr. Leifert stated that a septic field is currently located within the perimeter of the southern fence; that he is aware of the flooding, that dead trees are blocking the flow of storm water, and that the southern property owners are impacted by the flooding. Discussion ensued regarding the exact location of the septic field.

Chairman Kopman outlined the Planning Commission's hearing process: an application is submitted to Will County Land Use; the Troy Township Planning Commission has a public hearing where the application is discussed, comments are made by the public and a recommendation, from the Planning Commission, is made to the Troy Township board.

Mr. Hawkinson stated there are 2 agreements, between LLMR and the residents, and that the agreements predate the 2000 special use permit and that the initial agreement was created in 1985.

Member McCoy asked if a new fence could be erected and that children have been seen at the fence.

Mr. Leifert stated if children are seen at the fence, to please call him and he will immediately investigate. The general consensus of the audience was that Mr. Leifert is very helpful and acts very quickly once a request is made.

Mr. Hawkinson reiterated the deteriorated condition of the fence.

Ms. Hawkinson stated that the campsites, along Frontage Road, are not visually appealing.

Mr. Hawkinson stated that the storage area is not visually appealing as well and contains vehicles in disrepair.

Chairman Kopman reiterated the audience concerns: the condition of the fence, the drainage problem, and the lack of a berm at the eastern edge of the property.

Mr. Hawkinson stated that LLMR is zoned “not to get bigger”.

Member McCoy stated that the application for the special use variance is a good sign of an expanding economy. He also made a motion to approve. The motion did not carry.

Chairman Kopman suggested a motion to approve with the conditions of LLMR providing a plan addressing the condition of the fence, the drainage problem, and the installation of a berm. The motion did not carry.

Member Ferbend suggested a vinyl fence, with evergreens, be installed along the eastern edge of the property along Frontage Road.

Atty. Martin said LLMR is researching the installation of a berm along the eastern edge of the property.

Ms. Rogowski asked what the impact of the septic field will have on the adjacent landowner’s property.

Mr. Leifert stated that a swale was created toward the river to assist in drainage and the lack of rain fall has not tested the septic system.

Member McCoy made a motion to approve with the conditions of LLMR providing a plan addressing the condition of the fence, the drainage problem, and the installation of a berm. The motion did not carry.

Mr. Hawkinson said he would like to think about it.

Member Muentnich made a motion to table the discussion with the stipulation that LLMR provide a plan addressing the condition of the fence, the drainage problem, and the berm. Motion seconded by Member McCoy. Motion carried.

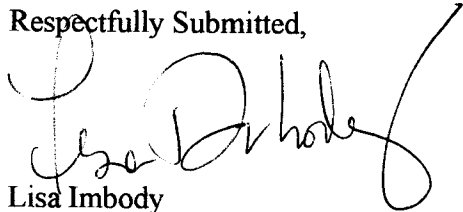
A motion to reconvene was made by member McCoy. Motion seconded by Member Muentnich. The Planning Commission decided to reconvene on Wednesday, February 20th at 7:00 pm. The motion carried.

Chairman Kopman asked if there were any further questions or comments. None stated.

Chairman Kopman asked if there was any new business. No stated.

Chairman Kopman motioned to adjourn, motion seconded by Secretary Imbody. All members of the Planning Commission approved. Meeting adjourned at 6:07 pm.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Lisa Imbody", with a large, sweeping flourish extending upwards and to the right.

Lisa Imbody
Planning Commission Secretary