

Minutes to the City of Wilmington
Planning and Zoning Commission Meeting
Wilmington City Hall
1165 South Water Street
Thursday, September 7, 2017 at 5:00 PM

Call to Order

The September 7, 2017 meeting of the Wilmington Planning & Zoning Commission was called to order at 5:02 p.m. by Deputy City Clerk Joie Ziller in the Council Chambers of the Wilmington City Hall.

Roll Call

Upon Roll Call by the Clerk the following members answered "Here" or "Present":

Commissioners Clennon, Humphries, Kulpa, Smith, Tryner

Commissioner's Absent

Jones & Wysocki

Quorum

There being a sufficient number of members of the corporate authorities in attendance to constitute a quorum, the meeting was declared in order.

Other Officials in Attendance

Also in attendance were the Interim City Administrator Frank Koehler, City Engineer Colby Zemaitis, Attorney Scott Nemanich of Klein, Thorpe, and Jenkins, Ltd. and Deputy City Clerk Joie Ziller

Elect Pro-Tem Chairman

Commissioner Smith made a motion and Commissioner Kulpa seconded to elect Commissioner Humphries as Chairman of tonight's meeting.

Upon roll call, the vote was:

AYES: 5 Clennon, Humphries, Kulpa, Smith, Tryner

NAYS: 0

The motion carried.

Approval of Minutes

Commissioner Clennon made a motion and Commissioner Kulpa seconded to approve the August 3, 2017 Planning & Zoning meeting minutes as written and have them placed on file.

Upon roll call, the vote was:

AYES: 5 Clennon, Humphries, Kulpa, Smith, Tryner

NAYS: 0

The motion carried.

Public Hearing

**Annexations with I5, Planned Industrial Development Zoning [Various Properties]
Petitioner Adar Ridgeport Industrial Partners, LLC**

Commissioner Clennon made a motion and Commissioner Smith seconded to open the public hearing on the request for variance at 5:04 p.m.

Upon roll call, the vote was:

AYES: 5 Clennon, Humphries, Kulpa, Smith, Tryner

NAYS: 0

The motion carried.

Discussion: Interim City Administrator Koehler explained that the petitioners, Adar Ridgeport Industrial Partners, LLC are seeking to annex recently acquired properties presently not within the corporate limits of the City in the same I5, Planned Industrial Development Zoning as the rest of the logistics park. This is consistent with our comprehensive plan as we envisioned the large scale development out in that area. For the record, with the I5 zoning there is typically a minimum lot are of one acre, minimum lot of 200 feet, some of these properties do not meet those criterions; therefore weæd be annexing them into the I5 zoning with the stipulation that the properties not be developed until they are compliant with the lot area requirements. The Commissioners understood this. Attorney Benjamin Schuster of Holland & Knight representing the petitioner, Adar Ridgeport Industrial Partners, LLC explained that they are totally fine with the expectation that the properties will be re-subdivided and that that is their intent. City Engineer Zemaitis explained that upon his review he noted some minor issues and the corrections have been made. Basically there were just some PINø that needed to be corrected and one lot in the Pine Green Subdivision will not be included with the annexation. City Engineer Zemaitis does have a copy of the corrected of the plat that he will provide.

No other public comments were made.

Commissioner Tryner made a motion and Commissioner Kulpa seconded to close the public hearing on the request for variance at 5:13 p.m.

Upon roll call, the vote was:

AYES: 5 Clennon, Humphries, Kulpa, Smith, Tryner

NAYS: 0

The motion carried.

Commissioners Review/Approval/Recommendation of Annexations with I5, Planned Industrial Development Zoning [Various Properties]

Commissioner Tryner made a motion and Commissioner Smith seconded to recommend to City Council to approve the annexation and zoning to I5, Planned Industrial Development Zoning of the Adar Ridgeport Industrial Partners, LLC properties per the amended exhibit submitted to the City.

Upon roll call, the vote was:

AYES: 5 Clennon, Humphries, Kulpa, Smith, Tryner

NAYS: 0
The motion carried.

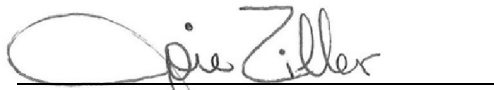
Citizen's Comment

None

Adjournment

Motion to adjourn the meeting made by Commissioner Clennon and seconded by Commissioner Tryner. Upon voice vote, the motion carried. The Wilmington Planning & Zoning meeting held on September 7, 2017 adjourned at 5:16 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Joie Ziller". The signature is written in black ink and is positioned above a horizontal line.

Joie Ziller
Deputy City Clerk