

**PLANNING & DEVELOPMENT  
NOVEMBER 27, 2007**

Chairman Stephen Appell called the meeting to order at 6:47 P.M.

Trustee members present: Tad Whitchurch, Jim Claeysen

Trustees present: Linda Melton, Sally Hollembeak

Also, present: Administrator David Nord, Village Clerk, Nancy Belt, Scott Kramer, James Coppernoll, and Joe Caveny

Jim Claeysen so moved to adopt the agenda. Tad Whitchurch seconded. Motion carried by voice vote.

Stephen Appell so moved to approve the minutes of October 23, 2007. Tad Whitchurch seconded. Motion carried by voice vote.

**REVISIONS TO COMPREHENSIVE PLAN LAND USE MAP:**

David Nord suggested that the committee refer discussion on the revisions to comprehensive plan land use map to the February meeting so that the newly appointed trustees have the opportunity to review the documents. Stephen Appell and committee agreed.

**PARKING LOT IN "R1" ZONING DISTRICT**

Stephen Appell asked Dave Anderson to please come forward and address the committee. Dave Anderson representative of the Cherry Valley Methodist Church asked the committee to please table the discussion. **Stephen Appell so moved to lay on the table the request for 118 S. Cherry Street Special Use Permit in "R1" Single Family Residential District to allow for an off street parking lot. Jim Claeysen seconded. Motion carried by voice vote.** The next scheduled P&D meeting is December 18, 2007.

**BELL VALLEY COMMONS**

David Nord informed the committee that the representatives are not present. Jim Claeysen stated that the planning commission board voted unanimously to approve the plat at the November 19, 2007 meeting. **Jim Claeysen so moved to send to the village board to approve Bell Valley Commons tentative plat contingent on the village engineer's approval. Tad Whitchurch seconded. Motion carried by voice vote.**

President Claeysen announced that the Winnebago County Highway Department will be hosting an open house to review Bell School Road Improvements at White Swan School December 6, 2007 from 4:30 – 7:30 pm.

**CHERRY VALLEY CROSSING**

Stephen Appell asked Mr. David Diamond to please come forward to address the committee. Mr. Diamond requested plat approval for his development located at the corner of Bell School/Newburg Roads. Jim Claeysen noted that the planning commission board approved the plat on November 19, 2007. Tad Whitchurch questioned whether or not the developers have included an easement for the future bike path as presented by Winnebago County Board. Joe Caveny stated that Engineer Cooper is in the process of resolving this matter. It was recommended that the Cherry Valley Crossing plat have a covenant stating that so many feet of property along Bell School Road is designated for a bike path.

**Jim Claeysen so moved to send to the village board approving Cherry Valley Crossing's plat approval contingent upon the designated engineer's approval and the plat include a covenant requiring the developer to allow for a parcel of land to be used as a bike path on Bell School Road. Tad Whitchurch seconded. Motion carried by voice vote.**

Jim Claeysen so moved to adjourn at 7:08 pm. Tad Whitchurch seconded. Motion carried by voice vote.

Recorded by: Village Clerk, Nancy L. Belt  
P&D minutes approved by Chairman, Stephen Appell on November 29, 2007