

**MINUTES OF A MEETING OF THE
COBDEN PLAN COMMISSION
HELD ON MONDAY, MAY 2, 2011
AT THE COBDEN VILLAGE HALL**

Present: Plan Commission members: David Cox, Jeannie Britt, Dustin Fisher, Anna Forby, John Fraedrich, Debbie Stroehlein, Molly Beckley

Also Present: Ron Flamm, Robert Finster, Larry Hackethal, L. J. Hackethal, Alan Eddington, Frances Swedlund

Call to Order: Chairman David Cox called the meeting to order at 6:25 p.m.

Special Use Permit: The purpose of the public hearing was to consider a Special Use Permit application submitted by Robert Finster to convert the former American Legion building located at 109-113 West Poplar Street to a multi-family dwelling.

A Public Hearing was held prior to this meeting regarding Mr. Finster's application. Minutes of this hearing are attached.

A floor plan indicating three apartments of approximately 372 square feet each was presented. It was noted that the property is located in an R-2 District. The minimum ground floor area per dwelling unit in an R-2 District is 600 square feet. With this in mind, the floor plan presented by Mr. Finster does not comply with the minimum square footage requirement. Mr. Finster's plan also did not include provisions for parking.

Motion was made by Stroehlein, seconded by Forby, to recommend to the Village Board denial of Mr. Finster's request for a Special Use Permit due to the lack of meeting minimum requirements for square footage for dwelling units in an R-2 District. Motion was unanimously approved (7-0).

Chairman Cox advised Mr. Finster that he has the option and right to submit an application in the future when he develops a plan that meets the zoning requirements.

John Fraedrich asked that it be noted that he does not feel his neighborhood should have multi-family dwellings.

Adjournment: Motion was made by Britt, seconded by Stroehlein to adjourn the meeting and the meeting adjourned at 6:38 p.m.

Karen M. Winzenburger
for the Cobden Plan Commission