

**Village of Lily Lake  
Plan Commission Minutes  
Monday, April 6, 2015**

**Roll Call:**

The Plan Commission was called to order at 7:11 PM by Chairperson Steve Zahn

Tim Dell, Glenn Bork and Ziad Awad were present. Dan Turner was absent.

**Guests**

Mike Carlson, John Davis, Sandra Burns, Mark Lindborg, and Jesse Heffernan

**Approve Agenda:**

Motion to approve the April 6<sup>th</sup> meeting agenda by Ziad Awad, second by Tim Dell, all in favor.

**Public Comment:**

John Davis of JD Trailers presented his intentions to expand the repair business and begin retail sales of Keifer Trailers. Sandra Burns, attorney representing Mr. Davis in his application to expand business.

**Approve the Meeting Minutes from the February 2, 2015 Meeting**

Motion to approve the meeting minutes from the February 2<sup>nd</sup> meeting by Glenn Bork, second by Tim Dell, all in favor.

**New Business**

**a. Review of Proposal by Mr. Davis to Expand JD Trailers**

John Davis began a presentation concerning the desire to expand JD trailers from repair only to repair and retail sales of the Keifer Trailer product line. Mr. Davis would apply for a special use permit to modify his existing property and

perhaps acquire an adjacent property to facilitate expansion. The property to the east of JD Trailers is of interest as it has an outdated home that would likely be removed in the expansion of the business. The expansion includes sufficient area to manage large delivery vehicles. Mr. Davis noted that he would be an authorized dealer of Keifer Trailers. Keifer Trailers are produced in Iowa and have products for business, sport, and equestrian uses.

Mr. Bork asked of the area on the property dedicated to accommodating delivery trucks. Mr. Davis responded by saying that an IDOT approval would be required to facilitate expanded access to the business. Mr. Dell asked of the maximum number of trailers that are expected to be stored on the property. Mr. Davis requested a maximum of 30 trailers would be stored on site.

The Plan Commission saw no issue with the expansion of JD Trailers and recommends a special use permit to JD Trailers with the following requirements:

- 1.) Storage of product to be limited to a maximum of 30 resale units
- 2.) Product storage must maintain a setback for sufficient view of property frontage and traffic flow
- 3.) Expanded access to JD Trailers must meet IDOT requirements

Motion to send recommendation to the Village Board by Mr. Awad, second by Mr. Dell, all in favor.

### **Old Business**

#### **a. Review Draft of the Bee-Keeping Ordinance**

A draft of the Bee-Keeping Ordinance was sent to Plan Commission members for comment. No comments were received from Plan Commission members. The Draft moves forward to Public Hearing.

### **Other Business**

None

### **Adjourn:**

Motion to adjourn by Mr. Dell, second by Mr. Awad, all in favor. The meeting adjourned at 8:51 PM.