

**VILLAGE OF COAL VALLEY, ILLINOIS
MINUTES OF THE PLANNING COMMISSION AND
ZONING BOARD OF APPEALS**

Held August 26, 2016 at 7:00 pm, Village Hall, Coal Valley, Illinois

I. Call to Order

The Planning Commission and Zoning Board of Appeals meeting was called to order at 7:00 pm by Chairman Rockwell

II. Roll Call

Present: Rockwell, Mathias, Farmer, Ciaccio

Absent: Head, Rose, Brockway

III. Establishment of a Quorum

Quorum present.

Others present at the meeting were; Annette Ernst; Village Administrator; Amber Dennis; Acting Secretary, Anthony Fairchild; Building Inspector.

IV. Reading and Approval of Minutes

A Motion was made by Ciaccio to approve the minutes of the July 26, 2016 meeting, Farmer seconded, all ayes motion was carried.

V. Public Comments

Terry Nelson spoke and stated that he has a signed contract for his business, and it will be finalized tomorrow pending the decision of the public hearing. Mr. Nelson stated that he has financing set-up along with inspections scheduled. Mr. Nelson explained that he is planning to purchase the building on the property as well as one acre, and has plans to close on it in 30 days.

VI. Public Hearing(s)

Application for Special Use to have a paint/surface coating business in B-2 for the property located at 402 W 4th Avenue.

Mathias made a motion to open the public hearing, Farmer seconded all ayes public hearing opened.

Mr. Nelson explained that he currently has a paint and surface coating business that he runs out of his residence in Milan, IL. Mr. Nelson stated that he plans on having the same business, with future endeavors of selling firearms as well. Mr. Nelson is in the process of getting a Federal Firearm License in order to paint firearms. Mr. Mathias asked if there would be any issues with the EPA. Mr. Nelson explained that Century Pool would certify the paint booth, so that it passes the EPA protocol. Chairman Rockwell stated that he visited Mr. Nelson's shop in Milan and stated that there is minimal smell to the painting.

Chairman Rockwell asked for comments from the public three times, upon hearing none Mathias made a motion to close the public hearing, Farmer seconded, all ayes, hearing closed.

Chairman Rockwell asked if the Board had any comments. Mathias made a motion to approve the application for special use to have a paint/surface coating business in B-2 for the property located at 402 W 4th Avenue, Farmer seconded, all ayes, motion passed.

VII. Unfinished Business

VIII. Discussion

IX. New Business

X. Other Business

XI. Adjournment

Ciacco made a motion to adjourn the meeting, Farmer seconded, all ayes, the meeting was adjourned at 7:15

Amber Dennis
Acting Recording Secretary