

AGENDA
PLANNING COMMISSION
Regular Meeting
September 28, 2022 at 6:30 pm
Village Hall Board Room
900 1st Street, Coal Valley, IL

I. Call to Order

II. Roll Call

III. Establishment of Quorum

IV. Reading and Approval of the Minutes

Approval of the April 27, 2022 meeting minutes.

V. Public Hearing(s)

The Haessler's at 202 E. 4th Avenue-application for variance to omit the required swimming pool fence and use another type of locked enclosure for their inground pool.

VI. Unfinished Business

VII. Discussion

VIII. New Business

IX. Public Comment

X. Other Business

XI. Adjournment

**VILLAGE OF COAL VALLEY, ILLINOIS
MINUTES OF THE PLANNING COMMISSION AND
ZONING BOARD OF APPEALS MEETING
WEDNESDAY, SEPTEMBER 28, 2022 AT 6:30 P.M.**

I. Call to Order

The Planning Commission and Zoning Board of Appeals zoom meeting called to order at 6:30 pm by Chairman Mathias.

II. Roll Call

Present: Mathias, Bealer, Ganahl, Rose.

Absent: Farmer.

III. Establishment of a Quorum

Quorum present.

Others attending the meeting were Penny Mullen-Administrator/Finance Director, and Deanna Hulliger-Secretary.

IV. Reading and Approval of Minutes

A motion was made by Rose to approve the minutes of the April 27, 2022 meeting, Bealer offered a second to the motion. All ayes, motion carried.

V. Public Hearing(s)

The Haessler's at 202 E 4th Avenue (PIN 17-24-100-011) have an application for a variance to omit the required swimming pool fence and use another type of locked enclosure for their inground pool.

Ganahl made a motion to open the public hearing. Rose gave a second to the motion. The public hearing opened.

Mathias asked for comments from the public three times. No comments made.

Mathias asked the Haessler's if the fence has been taken down yet. The Haessler's responded the fence is down to allow for the construction of the inground pool and surrounding items. Mathias asked if it is a lockable cover they are wishing to install. Yes, it is a locking cover. Mathias asked them if it opens and closes manually. The Haessler's explained the opening and closing method is manual and the top slides on a track. Brent Ganahl showed the Board members what the cover would look like on his tablet and confirmed this with the Haessler's. Chairman Mathias asked the ladies the reason for not wanted double protection with a fence. They responded the removeable of the fence makes the view more aesthetically appealing. Rick Mathias informed everyone that he took Section 7 Fences of the Residential Swimming Pool ordinance and reviewed all points. Mathias found one item not in compliance and that is the cover is not always latched. There are other points that exceed the requirements with this type of enclosure. Bealer verified that you have to manually push the enclosure open and closed and that

was verified to be correct. Rose is looking at the situation by the human factor. His main concern is insurance for this liability. Rose asked the Haessler's if they have checked into insurance for this type of pool cover. They have not contacted their insurance company. Rose is concerned it will leave the Village open for a possible lawsuit in the future if something accidental happens to someone. Rose has checked and Rock Island County requires a fence for all of their properties with pools. Rose would look at this in a different light if this were to cause a hardship, which it is not. Rose is not in favor of no fence around the pool. Ganahl wonders if this pool with an enclosure is an accessory structure and would need to meet those guidelines. Discussion was held. Bealer questioned if new owners purchase the property how does the insurance/paper trail carry on to the new homeowners. Chairman Mathias really would prefer they put a fence back up around the pool and that will solve the issue. The Village of Coal Valley needs to be protected from liabilities. Further discussion was held.

Rose made a motion to close the public hearing. A second was given by Ganahl. The public hearing closed.

No vote will be taken, if the owners put up a fence no variance is needed. If they provide insurance information, we will forward it to the Village Attorney for review.

Ganahl recommended the Haessler's contact their insurance company if they are not wanting to install a fence around the pool.

Chairman Mathias thanked the Haessler's for attending this evening.

VI. Unfinished Business-None.

VII. Discussion-None.

VIII. New Business-None.

IX. Public Comment-None.

X. Other Business-None.

XI. Adjournment

Mathias made a motion to adjourn the meeting, Ganahl offered a second to the motion. All ayes, motion carried. The meeting adjourned at 7:03 P.M.

Respectfully submitted,

Deanna Hulliger
Secretary
Coal Valley Planning/Zoning Commission