

**Planning & Zoning
Approved**

OCT 4 0 2022

Community Development
Village of Bradley

Regular meeting of the Village of Bradley
Planning and Zoning Commission
August 2, 2022 6:30 pm

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Meetings are held at the Village Hall in the Boardroom located at 147 S Michigan Ave.

Chairman: Ryland Gagnon: Secretary Charlene Eads:

Members: James Guiss, Rick White, Bill Bodemer, Michael Williams, Robert Redmond

Call to order: 6:30 pm, we said the pledge of allegiance.

Roll Call: Secretary Eads was absent and Commissioner Redmond filled her position.

Regular meeting minutes for July 5, 2022 were approved.

Chairman Gagnon stated we record the meeting for clarification of the minutes..

Chairman Gagnon stated we have four items on our agenda tonight.

1st Item:

Special Use Permit to operate a retail store pursuant to Sec. 60-179 (2) (a) of the Village's zoning ordinance.

Community Development Director Bruce Page explained the request for the operation of a retail store and they are just moving from one building from #4 and moving from #1.

We had no questions from the Planning Commission and no public comment.

Planning Commission Attorney Haley Grant read the Finding of Facts

The Planning Commission Voted Yes 6 No 0 to approve the request

2nd Item:

Amendment to the village zoning ordinance to permit a maximum peak height of 16 feet 6 inches for detached garages on any given zoning lot.

Community Development Director Bruce Page explained the request.

To allow a little bit larger garages so resident can be given more use of their property where people have larger vehicles and trucks. they will have a 4-12 pitch and carry a better snow load.

Planning Commission Attorney Haley Grant read the Finding of Facts

We had no questions from the Planning Commission and no public comment.

Planning Commission Attorney Haley Grant read to Finding of Facts

The Planning Commission Voted Yes 6 No 0 to approve the request

3rd Item:

Approval of a map amendment (rezone) to change the zoning classification from it's current zoning classification of NR2 (single family residence) to a new zoning classification of B-2 (commercial).

Community Development Director Bruce Page explained the request to change the zoning from NR-2 to B-3 Shopping Center District.

The subject property was annexed into the Village of Bradley's NR-2 which at the time was the current zoning applied to all parcels annexed into the Village of Bradley.

The request is to change the four board sign to a new digital sign.

it will meet all Village of Bradley requirements and state laws sign requirements.

The sign can also provide Amber Alerts and inform citizens of emergency situations.

Commissioner Redmond asked if they have any more signs in the area in operation, they have two others signs in operation.

Planning Commission Attorney Haley Grant read the Finding of Facts

We had no questions from the Planning Commission and no public comment.

Planning Commission Attorney Haley Grant read to Finding of Facts

The Planning Commission Voted Yes 6 No 0 to approve the request

4th Item:

Approval of a sign variance of the Village's sign code Sec. 38-8 (c).

Community Development Director Bruce Page explained this request is to allow the use of a digital sign in a B-3 Shopping Center District.

Planning Commission Attorney Haley Grant read the Finding of Facts

We had no questions from the Planning Commission and no public comment.

Planning Commission Attorney Haley Grant read to Finding of Facts

The Planning Commission Voted Yes 6 No 0 to approve the request

Respectfully Submitted,
Robert Redmond
Secretary