Call to Order
The meeting was called to order at 7:30 PM by Chairman Frank Cesario

Public Hearings/Items For Consideration

1. Petition to the Village of Buffalo for a Variation to Section 17.32.030 of the Zoning Ordinance to Increase the Maximum Allowed Height of an Accessory Structure (New Gazebo) Located Within the Green Lake Park Development at Northeast Corner of Green Knolls Drive and Deerfield Parkway. (Trustee Stein) (Staff Contact: Nicole Woods)

Petitioners Reisinger and Howe were sworn in.

Executive Director Reisinger described the proposal for a proposed gazebo located within the Green Lake Park at the Northwest corner of Green Knolls Drive and Deerfield Parkway. The accessory structure occupies approximately 1,143 square feet in area with an approximately 24’-5” in overall height, which exceeds the maximum height by 9’-7”.

The gazebo is setback over 250’ from the nearest resident on both sides.

Chairperson Cesario asked if it was similar to other structures in another park.

Staff responded yes and there have been no complaints.

Com. Goldspiel asked if there will be a light system intended for the proposed gazebo.

The petitioners responded yes. There will be one security light inside the gazebo at the top which will shine down beginning at 10:00 PM.

Com. Goldspiel asked if the light would spillover on to the neighboring residential area.

The petitioners responded no. The closest residence is over 250 feet on each side.

Com. Goldspiel asked if there were any plans for more structures.

The petitioners responded no.

Com. Goldspiel asked why they wanted the gazebo to be so large.

The petitioners responded that the public has been looking for a gazebo of that size in that particular popular park. They believe the proposed size will accommodate rentals, something else the public has been requesting.

The petitioners added that they held several public hearings of their own regarding the gazebo. The public was happy to hear of the structure. Additionally, the structure will not stick out like it doesn’t belong, given the mature trees situated around it.

Com. Goldspiel asked if there would be any additional play areas added near the gazebo.

The petitioners responded no. There will also be no changes to the current play areas in Green Lake Park.

Com. Goldspiel asked if there would be adequate parking to accommodate the proposed gazebo.
The petitioner responded yes, they believe there is adequate parking.

Com. Goldspiel asked if there will be additional seating.

The petitioner responded yes.

Com. Richards asked if the zoning needed to be addressed for the gazebo.

Staff responded no.

Staff responded no. Recreation acts as the primary use and the gazebo acts as the secondary use, or accessory structure.

Com. Khan asked for a clarification on the variation. He believes the height of the gazebo is not that big of an issue and will add value to the park.

Com. Worlikar asked if there were any concerns during the public hearing the Park District held regarding the gazebo and the new view the residents will have.

The petitioner responded no, the opposite, they were all in support of the structure. They had about a dozen show for the hearing and none shared concern, but suggestions which they have tried to incorporate into the final plans.

Com. Au asked if the playground was included in the rental of the gazebo.

The petitioner responded no.

Com. Moodhe asked what the distance is from the gazebo to the lot line.

The petitioner responded 50 feet as an estimate. Additionally, the gazebo sits at the highest point and they are not concerned about flooding.

Com. Moodhe asked if they would be losing any trees.

The petitioner responded no. They will actually be adding a few new trees.

Com. Moodhe asked if there were any plans to restock Green Lake.

The petitioner responded that they always do. Every year.

Com. Goldspiel asked if those renting the gazebo would have access to the restroom facilities inside the fitness center.

The petitioner responded no. Occasionally they make exceptions for emergencies and could potential allow if it was discussed in advance of renting out the gazebo.

Com. Goldspiel asked if there baseball fields at Green Lake Park.

The petitioner responded no.

Com. Goldspiel asked what kind of lightning protection the gazebo would have.

The petitioner responded that the structure will be grounded.

Chairperson Cesario entered the staff report as exhibit one.

Public Comment

Jim Kupler - 1211 Green Knolls - Asked if the base of the structure would be asphalt and if the park benches would be portable.

The petitioner responded that the base of the structure will be concrete and the seating inside the gazebo will be picnic type (moveable).
Chairperson Cesario asked the petitioners if they had anything they wanted to add.

The petitioners thank the Commissioners for their support.

The Public Hearing closed at 8:02 PM

Com Khan made a motion to grant a variation to Section 17.32.030 of the Zoning Ordinance to allow a proposed accessory structure (new gazebo) in the Green Lake Park at Northeast corner of Green Knolls Drive and Deerfield Parkway to exceed the maximum height restriction subject to the following conditions:

1) The proposed gazebo shall be installed in accordance with the documents and plans submitted as part of this petition

Com. Moodhe said that the Park District has always done an excellent job with their projects and believes that this project will be no different. It will be a welcome addition.

Regular Meeting

Other Matters for Discussion

Deputy Community Development Director provided an overview of the update planning and zoning map.

Com. Moodhe asked about the zoning of Chase Bank.

Ms. Woods discussed why they were not making any changes at this time.

1. Information Item : Review the 2020 Zoning Map  (Trustee Johnson)  (Staff Contact: Nicole Woods)

Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Dec 18, 2019 7:30 PM
2. Planning and Zoning Commission - Regular Meeting - Feb 5, 2020 7:30 PM

Chairman's Report

None.

Committee and Liaison Reports

Com. Richards reported the approvals at the last Village Board meeting that had been at the PZC previously.

Staff Report/Future Agenda Schedule

Woods discussed the next meeting.

Public Comments and Questions

Adjournment

The meeting was adjourned at 8:14 PM
02/19/2020

__________________________________________
Chris Stilling

APPROVED BY ME THIS ___19th___ DAY OF ___February___, 2020