

## MINUTES

**TOWN OF YORKVILLE  
JOINT TOWN BOARD/PLAN COMMISSION  
TOWN BOARD ROOM  
UNION GROVE MUNICIPAL CENTER  
MONDAY, DECEMBER 12, 2016**

### Call to Order

Town Board Chair Peter Hansen called the meeting to order at 6:00 p.m.

### Roll Call

The following Town Board members were present: Peter Hansen, Sherry Gruhn and Terrence McMahon. The following Plan Commission members were present: Peter Hansen, Sherry Gruhn, Gary Fink, Douglas Nelson, Barbara Geschke and Nathan Skewes. Robert Root was absent. Also present were Deb Lauenstein and Paul Haines representing Zoomlion Heavy Industry NA, Inc., Paul Fischer representing AMPCO METAL, Inc., Yorkville Stormwater Utility District Commission Chair Stephen Nelson and Clerk-Treasurer Michael McKinney.

### Approval of Minutes

***Motion (McMahon, Gruhn) to approve the November 28, 2016 Town Board meeting minutes as presented, MC.***

### Approval of Financial Reports

***Motion (Gruhn, McMahon) to approve the November Town and Stormwater financial reports as presented, MC.***

### Approval of Town Invoices

***Motion (Gruhn, Hansen) to approve payment of Town invoices as presented in the amount of \$80,197.08, MC.***

### Approval of Stormwater Invoices

***Motion (McMahon, Gruhn) to approve payment of Stormwater invoices as presented in the amount of \$23,187.50, MC.***

### New and Unfinished Business - Discussion and possible action on all of the following:

Site plan request submitted by Zoomlion Heavy Industry NA, Inc. (with Deb Lauenstein as applicant/agent) for the property located at 14215 2 Mile Road (Parcel ID # 018-03-21-01-001-070) in the M-3 (Heavy Industrial) Zoning District to permit an existing occupancy of the approximately 33,000-square foot facility at this address with space for heavy equipment product line marketing, light assembly, parts warehousing, engineering and product research, development and support for a business known as Zoomlion Heavy Industry NA, Inc.

Deb Lauenstein and Paul Haines appeared before the Town Board and Plan Commission to discuss this application. The following information was provided on the application:

- Proposed activity is occupancy of the approximately 33,000-square foot facility at this address with space for heavy equipment product line marketing, light assembly, parts warehousing, engineering and product research, development and support
- Proposed hours of operation of Monday through Friday from 8:00 a.m. to 5:00 p.m.
- 13 full-time employees and one part-time employee to work at this facility, with plans to add additional employees in the future
- Future virtual reality and electrical lab build-out in the shop area
- Use of space on the property for excavating equipment testing and demonstration

The Town Board did not object to the request to use space on the property for excavating equipment testing and demonstration, for which a hole would occasionally be dug on the property and refilled.

***Motion (Fink, Nelson) to recommend approval of the request submitted by Zoomlion Heavy Industry NA, Inc. (with Deb Lauenstein as applicant/agent) for the property located at 14215 2 Mile Road (Parcel ID # 018-03-21-01-001-070) in the M-3 (Heavy Industrial) Zoning District to permit an existing occupancy of the approximately 33,000-square foot facility at this address with space for heavy equipment product line marketing, light assembly, parts warehousing, engineering and product research, development and support for a business known as Zoomlion Heavy Industry NA, Inc., with no conditions, MC.***

***Motion (McMahon, Gruhn) to accept the Plan Commission's recommendation and to approve the request submitted by Zoomlion Heavy Industry NA, Inc. (with Deb Lauenstein as applicant/agent) for the property located at 14215 2 Mile Road (Parcel ID # 018-03-21-01-001-070) in the M-3 (Heavy Industrial) Zoning District to permit an existing occupancy of the approximately 33,000-square foot facility at this address with space for heavy equipment product line marketing, light assembly, parts warehousing, engineering and product research, development and support for a business known as Zoomlion Heavy Industry NA, Inc., with no conditions, MC.***

**Public Hearing** – The Town Board and Plan Commission held a joint public hearing to hear public comment on a request submitted by CenterPoint Properties Trust (with AMPCO METAL, Inc. as applicant/agent) for conditional use approval for the property located at 1221 Grandview Parkway (Parcel ID # 018-03-21-13-029-052) in the M-3 (Heavy Industrial) Zoning District to permit occupancy of approximately 30,000 square feet of the existing industrial building at this address with a metal distribution service center for a business known as AMPCO METAL, Inc.

Hansen opened the public hearing at 6:15 p.m.

Paul Fischer appeared before the Town Board and Plan Commission to discuss this application. The following information was provided on the application:

- Proposed activity is occupancy of approximately 30,000 square feet of the existing industrial building at this address with a metal and welding wire distribution service center
- Proposed hours of operation of Monday through Friday from 7:00 a.m. to 5:00 p.m.
- Approximately 20-25 full-time employees to work at this facility
- No outside storage planned at this facility

- Anticipated semi-truck traffic of 2-3 vehicles per day

With no other comments forthcoming, Hansen closed the public hearing at 6:21 p.m.

**Conditional use request submitted by CenterPoint Properties Trust (with AMPCO METAL, Inc. as applicant/agent) for conditional use approval for the property located at 1221 Grandview Parkway (Parcel ID # 018-03-21-13-029-052) in the M-3 (Heavy Industrial) Zoning District to permit occupancy of approximately 30,000 square feet of the existing industrial building at this address with a metal distribution service center for a business known as AMPCO METAL, Inc.**

*Motion (Geschke, Skewes) to recommend approval of the request submitted by CenterPoint Properties Trust (with AMPCO METAL, Inc. as applicant/agent) for conditional use approval for the property located at 1221 Grandview Parkway (Parcel ID # 018-03-21-13-029-052) in the M-3 (Heavy Industrial) Zoning District to permit occupancy of approximately 30,000 square feet of the existing industrial building at this address with a metal distribution service center for a business known as AMPCO METAL, Inc., with no conditions, MC.*

*Motion (McMahon, Gruhn) to accept the Plan Commission's recommendation and to approve the request submitted by CenterPoint Properties Trust (with AMPCO METAL, Inc. as applicant/agent) for conditional use approval for the property located at 1221 Grandview Parkway (Parcel ID # 018-03-21-13-029-052) in the M-3 (Heavy Industrial) Zoning District to permit occupancy of approximately 30,000 square feet of the existing industrial building at this address with a metal distribution service center for a business known as AMPCO METAL, Inc., with no conditions, MC.*

**Ordinance No. 2016-04 To Repeal and Recreate Chapter 30, Article II, Division 2 of the Code of Ordinances for the Town of Yorkville to Reflect Recent Statutory Changes Relating to Firearms**

*Motion (Hansen, Gruhn) to approve Ordinance No. 2016-04 as presented, MC.*

**Resolution No. 2016-13 Amending the Town of Yorkville's 2016 General Fund, Sewer Utility Fund and Water Utility Fund Annual Budgets**

*Motion (McMahon, Hansen) to approve Resolution No. 2016-13 as presented, MC.*

**Pay request #1 submitted by Grassman Lawn Service, Inc. for the Root River East Branch obstruction clearing project**

*Motion (Hansen, McMahon) to approve payment of Pay Request #1 to Grassman Lawn Service, Inc. in the amount of \$22,210.00 for the Root River East Branch obstruction clearing project, MC.*

**Pay request #2 submitted by Grassman Lawn Service, Inc. for the Root River East Branch obstruction clearing project**

*Motion (Hansen, Gruhn) to approve payment of Pay Request #2 to Grassman Lawn Service, Inc. in the amount of \$147.50 for the Root River East Branch obstruction clearing project, MC.*

## **Presidential Recount Canvasser Pay**

McKinney noted that only Hansen worked during the recount, adding that Hansen did not wish to be paid for the time he spent assisting with the recount process.

***No formal action was taken by the Town Board on this agenda item.***

## **Reports**

**Code Enforcement Officer's Report:** The Code Enforcement Officer was not present to provide his report to the Town Board.

**Building Inspector's Report:** The Building Inspector was not present to provide his report to the Town Board.

***Motion (Hansen, Gruhn) to approve and file the Building Inspector's report as presented, MC.***

**Engineer's Report:** The Engineer was not present to provide his report to the Town Board.

**Yorkville Stormwater Utility District Report:** Stephen Nelson noted that the Root River East Branch obstruction clearing project has been completed.

**Clerk's Report:** McKinney reported to the Town Board on the following:

- That he was contacted by the Town's website designer regarding whether the Town would have an interest in entering into a maintenance agreement with the designer or in upgrading the website to be smartphone- and tablet-friendly. The Town Board opted against any proposed maintenance agreement or website improvements.
- That he was contacted by Community State Bank regarding whether the Town would have an interest in signing up for Community State Bank's payment protection service. The Town Board requested that a Community State Bank representative attend a future Town Board meeting to discuss this issue further.
- That he was made aware of a conditional use permit application that may be submitted for the property located at 1891 South Colony Avenue (USH 45)

## **Other – Comments, questions and suggestions**

No comments, questions or suggestions were provided.

## **Adjournment**

***Motion (Gruhn, McMahon) to adjourn, MC.*** The meeting was adjourned at 6:44 p.m. The next scheduled Town Board meeting is Tuesday, December 27, 2016, at 6:00 p.m.

Michael McKinney  
*Clerk-Treasurer*