



# VILLAGE ACTION REPORT

**PROJECT:** Coyle Highlands South Rezoning  
**APPLICANT:** Andrew Homburg – Homburg Equipment, Inc.  
**PROJECT LOCATION:** Coyle Highlands South Subdivision  
**REPORT DATE:** April 11, 2019

**PROJECT DESCRIPTION:** The applicant is seeking to rezone four commercial parcels in the Coyle Highlands South subdivision from NO, Neighborhood Office to PB, Planned Business.

**PLAN COMMISSION MEETING:** April 10, 2019

**STAFF REPORT PROVIDED BY:**  Planner,  Engineer,  Public Works

**MOTION #1:** by Pickel (1st), Schulze (2nd)

The proposed REZONING was **APPROVED.**

**VOTE:** 5 Aye, 0 Nay, 0 Abstain

## **PUBLIC HEARING COMMENTS:**

- (Andrew Homburg – applicant) – explained that the commercial properties in Coyle South are difficult to market because the current Neighborhood Office zoning is too restrictive. He had similar problems with his parcels on Highway N, which began to develop after being rezoned to Planned Business.
- (Debbie Wilcox – 2759 County Highway BB) – stated she is not in favor of the rezoning. Expressed concern about 1) the status of a 50' setback along western edge of Coyle South that had been applied upon the original approval - Ruth confirmed that neither the rezone or proposed CSM's affect the status of the setback and it will remain in place; 2) traffic around the entry to her property where there is a cut through the median – Maloney confirmed that the median cut will still serve only the Wilcox property; and 3) whether water would drain onto her property – Maloney explained that stormwater would subject to further review as the properties develop.

## **PLAN COMMISSION COMMENTS:**

- None.

## **STAFF COMMENTS:**

- See planning staff report.