VILLAGE OF POPLAR GROVE

"A Great Place to Call Home"

PLANNING & ZONING COMMISSION

Wednesday, June 24, 2020 - 6:00 PM

200 N. Hill Street, Poplar Grove, IL 61065

Commissioners – Jake Dykstra (Chair), Jessica Roberts, Don Sattler, Ed Wethington, Keith Richard, Nate Sroka, George Fowler

MINUTES

CALL TO ORDER
Jessica Roberts called the meeting to order at 6:00 pm

ROLL CALL

PRESENT
Chairperson Jessica Roberts
Commissioner Dave Allgood
Commissioner Bill Brandenburg
Commissioner George Flower
Commissioner Nate Sroka
Commissioner Al Tilford at 6:08 pm
Attorney Arron Szeto
Clerk Karri Anderberg

APPROVAL OF MINUTES

1. Motion to approve the minutes from April 22, 2020
   Motion made by Commissioner Sroka, Seconded by Commissioner Brandenburg.
   Voting Yea: Chairperson Roberts, Commissioner Allgood, Commissioner Brandenburg, Commissioner Flower, Commissioner Sroka, Commissioner Tilford

PUBLIC COMMENTS: *(General Comments)*

2. *Notice is hereby given that a regular meeting of the Administration and Zoning Committee of the Whole of the Village of Poplar Grove will be held on Wednesday, June 24, 2020, at 6:00 pm in Council Chambers at 200 North Hill Street, Poplar Grove, Illinois. Notice is further given that a physical quorum may not be present, but a quorum will be*

reached by some or all Trustees attending via teleconferencing. For public viewing and public comments, please refer to the text box at the end of the agenda.
Public Comments may be submitted: - Until 4:15 pm before the meeting begins via email at clerk@villageofpoplargrove.com or by dropping a letter in the Water & Sewer drop box located next to the front door at Village Hall. These Public Comments will be read at the meeting.
no public comment

NEW BUSINESS

3. CAse 2020-04: The applicants, Cassie Kramer and Aaron Ekberg, 7861 North Boone School Road, Capron, IL 61012 are proposing an amendment to the Poplar Grove Zoning Ordinance pertaining to Sections 8-6-9(B) General Business District, 8-6-11(B) Light Industrial District, 8-6-13 Permitted Uses Table, 8-7-11 Indoor Retail Sales/Slaughterhouse and 8-7-12 Temporary Uses and Special Events in accordance with Section 8-5-4, Text Amendment. The request will permit meat processing facilities that are attached to on-site retail sales in the General Business and Light Industrial Districts by special use.

Gina Delrose was sworn in 6:03 pm. Delrose was gave the finding of facts and presented the case. Staff recommends approval of the case.

8-7-11: Indoor Retail Sales/Slaughterhouse

A. Purpose: It is the intent of this Section to provide regulations regarding the processing of meat for individual customers and the on-site retail business. Indoor Retail Sales/Slaughterhouse shall be operated like a butcher shop with a processing area in the rear. Minimum requirements are meant to assist in the business appearing more as a butcher shop than a slaughterhouse, reducing potential negative impacts and visible signs of meat processing.

B. Minimum Requirements:

1. Must have a Type 1 License issued by the Illinois Department of Agriculture.
2. A portion of the building shall be dedicated to the indoor retail sales, i.e. meat products, cooking accessories, etc
3. Compliance with Title 6, Chapters 2 and 3 of the Village of Poplar Grove Municipal Code.
4. Live animals shall not be brought on-site between the hours of 7 pm and 6 am.
5. Except for active loading and unloading, live animals shall not be allowed outside the building. All holding pens shall be part of the same building as the indoor retail sales/slaughterhouse.
6. An 8' privacy fence plus required landscaping shall be installed to screen animal handling from public view.
7. Live animals shall not be kept for longer than 24 hours.
8. No slaughtering operations shall be conducted on a 24 hour basis and except for emergency situations approved by the Village, all killing and dressing of animals shall be done between the hours of 6 am and 11 am.
9. Manure shall be removed from the premises daily.

10. Offal and butcher's refuse shall be removed from the premises in odor- proof containers.
11. No structure shall be within 150' of a residential property.
8-7-14 g: TEMPORARY USES AND SEPCIAL EVENTS

BACKGROUND AND SUMMARY OF FINDINGS:
The growing concern regarding food shortages and country of origin for food has spurred a trend for local, small scale slaughterhouses and meat processing facilities. The ability to have locally-sourced meat is desirable. These facilities often accept both livestock from local farms to be slaughtered and processed, as well as animals from local hunters to be processed. Instead of industrial-sized slaughterhouses that ship meat products across the country, an indoor retail sales/slaughterhouse operates on a much smaller scale. It serves the local community as well as offering retail items that may be used for the cooking and processing of meat at home.
The Illinois Department of Agriculture provides for two different licenses for slaughterhouses.
Type 1: Establishments issued a Type 1 license shall be permitted to receive live animals and or poultry and/or meat and poultry products for slaughter and processing, under inspection, by Department Personnel. Meat and/or poultry products that are produced, under inspection, and properly labeled are eligible for sale in intrastate commerce.
Type 2: Establishments issued a Type 2 license shall be permitted to receive live animals and/or poultry and/or meat and poultry products for slaughter and processing as a service only. Animals and poultry and/or animal and poultry products may be presented for slaughter and/or processing by the owner for the owner's own personal use in his or her household. Meat and/or poultry products processed and/or produced in a Type 2 establishment are not eligible for sale in commerce.
In order to ensure that the land use does not inadvertently become more like a large scale "industrial" slaughter-house or have negative impacts to neighboring properties, a minimum of 11 operating requirements must be met. Depending on the location and business plan, more conditions may be placed during the special use process. Only Type 1 licenses are permitted in order to ensure that there will be a retail aspect to the building. The other 10 requirements that are part of the text amendment address noise, aesthetics and impacts to the community. Even though slaughtering and processing of animals will be occurring on site, requirements regarding when live animals can be brought on-site, how long they can be kept, when they can be slaughtered, fencing and setbacks will help reduce the notice ability of the land use. In order to alleviate potential sound and odor nuisances, requirements addressing holding pens, manure and refuse removal are listed as well.
6:10 pm Cassie Krammer was sworn in. She explained that she and her husband want to start up a Slaughter House and there is a high need for one in our area.
6:12 pm Jeff Collins Country Pride Meats was sworn in. Mr. Collins is helping the Ms. Krammer and Mr. Ekberg get one started in Poplar Grove. He explained the process and how it all works.

6:19 pm Aaron Ekberg was sworn in. He has the Commissioners to strike B8 as they will be slaughtering 1 day a week for 12 to 14 hours. Ekberg stated that this is common practice for our area.
Public Hearing Closed at 6:26 pm.
Motion made by Commissioner Sroka, Seconded by Commissioner Brandenburg to approve case 20-04 with striking B8.
Voting Yea: Chairperson Roberts, Commissioner Allgood, Commissioner Brandenburg, Commissioner Flower, Commissioner Sroka, Commissioner Tilford

ADJOURNMENT

Motion made by Commissioner Brandenburg, Seconded by Commissioner Sroka.
Voting Yea: Chairperson Roberts, Commissioner Allgood, Commissioner Brandenburg, Commissioner Flower, Commissioner Sroka, Commissioner Tilford
meeting adjourned at 6:29pm