



Legislation Text

File #: TMP-24-2422, **Version:** 1

Petition #: 4633

Committee Flow: Development Committee

Contact: Keith Berkhout 630-232-3495

Petitioner: Weathered Ways Farm, LLC

Location: 1N053 Brundige Road (11-01-400-014 & 017), Blackberry Township

Proposed: Rezoning from PUD-Planned Unit Development to F-2 District - Agricultural related sales, service, processing, research, warehouse and marketing with a Special Use for a winery

2040 Plan: Resource Management

Objectors: None

Recommendations:

Regional Planning Comm.: N/A

Zoning Board: Approval with the recommended stipulations:

1. A traffic impact study of all existing and proposed land uses will be required in advance of any future changes in land use and/or requests for zoning changes.
2. Based on the anticipated traffic, the existing driveway must be widened to 24 feet to accommodate two-way traffic. The widening should extend a minimum of 100 feet from the east pavement edge of Brundige Rd onto private property. Widening of driveway access will require a permit from Blackberry Township.
3. The petitioner will fulfill the parcels' current zoning stipulation that was required through approval of Petition #4232 (County Board Meeting on January 12, 2010): "Per the KDOT Permit Manual, the site shall donate 60' from the centerline of Keslinger Road and 40' from the centerline of Brundige Road, with a 50' x 50' ROW corner clip at the intersection. In addition, outside of and adjacent to the proposed ROW, a 15' utility easement along Keslinger Road and a 10' utility easement along Brundige Road is to be granted." This dedication shall be recorded within 3 months of approval of the current petition.
4. The existing agricultural access and culvert along Keslinger Road shall be removed and the ditch restored to allow for positive drainage.
5. Winery would need food plan review and food permit and would be subject to commercial foodservice requirements; this also requires a septic system that is suitable for the scale and scope of the operation (work with licensed contractor and obtain necessary permits); only well we have records for is an irrigation well (we are missing the well construction report, I assume well is non-

potable) the winery would need to be supported with a well that is potable and potentially a non-community well subject to EPA requirements for testing.

Development Committee: Approval with the recommended stipulations

Summary:

Petition # 4633 Petitioner: Weathered Ways Farms, LLC