

PLANNING AND ZONING COMMISSION
THURSDAY, September 11, 2008
7:00P.M. – COUNCIL CHAMBERS

Members Present: Chairman Turnroth, Chuck Koehler, Matt Lillpop, Debi Burke, Bill Groleau, Don Koehler, Mark Searing and Sylvia Frey - Secretary.

Others Present: Chris Preston, Happy Tails Humane Society rep and two other individuals representing animal shelter, Bob Hill, Hill Fasterner and Joe Bustos SVN.

Members Absent: Mark Vandersnick, David Erby, Bob Machnicki, Mayor Blanton and Richard Downey, Sandy Henriken (RFCDC)

Quorum was met and official business could be conducted.

First item of Business – Approval of previous month's minutes – (7/10/08) Chairman Turnroth asked for the members approval of minutes from 7/10/08. A motion was made by Don Koehler, seconded by Bill Groleau to approve these minutes. Motion carried.

Next Item of Business – Rezoning/Special Use Petition – County – 1408 McNeil Rd, Rock Falls (Mason Estate-Harold Mason)Happy Tails Humane Society - Petitioner: Chairman Turnroth asked petitioner to present this request for rezoning. Chris Preston spoke on behalf of Happy Tails Society. At their present location in the northwestern section of Sterling, neighbors have filed a lawsuit requesting them to move their shelter instead of rebuilding a new one at the same location. Over the past 3-4 years the members have been looking at various sites in our community for such a move. At this time, they have been able to obtain 4.6 acres of land and are buying this property under contract. Stipulation of this contract is that petitioner gets approval from the county for a special use permit under their A-1 zoning to construct this animal shelter. Chairman Turnroth asked if the members had any questions of the petitioner. No questions were raised at that time. Chairman Turnroth asked for comments from the audience and Mr. Bob Hill presented a statement. Mr. Hill would like to see this property left for industrial development instead of allowing an animal shelter. This construction would make it difficult for future industrial development of the property trying to stay consistent with surrounding M-1 and M-2 zoning districts. Discussion was held among the members pertaining to the comprehensive plan for this particular area of the industrial park and its future implications. Members felt that a better location would be inside the industrial park and petitioner should contact Industrial Development Commission for this information. A motion was made by Debi Burke, seconded by Bill Groleau to recommend not giving a Special Use Permit in A-1 zoning to the petitioner and give this recommendation to the council. Roll Call – Chairman Turnroth (yes); Chuck Koehler (yes); Don Koehler (yes); Debi Burke (yes); Bill Groleau (yes) and Matt Lillpop (yes). Motion carried.

Next Item of Business – Discussion – Whiteside County Zoning Office Letter of County Procedures for upcoming rezoning petitions: Chairman Turnroth stated the city received a letter from Stu Richert, Whiteside County Zoning office pertaining to their newly established procedures for 1-1/2 radius rezoning requests. Members felt these procedures will provide the city with the necessary information on future rezoning petitions. Chairman Turnroth will send an acknowledgement letter to the county in the near future.

Brief discussion was held on several projects coming up in the near future. Reliant and PA sites continue to be remediated through the ILEPA and USEPA for funding on cleanup.

With no further business to be discussed, a motion was made by Don Koehler, seconded by Chuck Koehler to adjourn meeting. Next meeting date will be October 9th at 7:00pm. The meeting was adjourned at 8:03pm.

Respectfully submitted,

Eric J. Turnroth, Chairman