

PLANNING AND ZONING COMMISSION
THURSDAY, March 12, 2009
7:00P.M. – COUNCIL CHAMBERS

Members Present: Chairman Turnroth, Bill Groleau, Debi Burke, Bob Machnicki, Chuck Koehler, Don Koehler, David Erby, Mark Vandersnick, Sandy Henrekin RFDC, Richard Downey, Mayor Blanton, Mark Searing and Sylvia Frey - Secretary.

Audience Present: Lynn Deter – Executive Director Whiteside County Hsg Authority

Members Absent: Matt Lillpop

Quorum was met and official business could be conducted.

First item of Business – Approval of previous month's minutes – (2/12/09) Chairman Turnroth asked for the members' approval of minutes from 02/12/09. A motion was made by Don Koehler, seconded by Mark Vandersnick to approve these minutes. Motion carried.

Next Item of Business – PUBLIC HEARING – Rezoning Request (R-2 to B-1) -1801 4th Ave – Whiteside County Housing Authority: Chairman Turnroth asked members for a motion to open public hearing. Motion made by Debi Burke, seconded by Mark Vandersnick to open public hearing. Hearing was opened at 7:04pm. Petitioner is Whiteside County Housing Authority represented by Lynn Deter, its Executive Director. They are requesting an amendment to their original petition, whereas asking for a special use permit and rear yard setback variance. The property will consist of several parking spaces along with a multi-car garage to be utilized by employees and tenants. Special use permit requirements were met as presented and members asked for the following stipulations: 1)require opaque – all weather fencing design around the property; 4)storm water retention compliance; 2)maintain 24 hour non-intrusive lighting on surrounding properties;3)require to maintain (lighting-personnel) security in the 15' setback behind garage; 4)require a single story garage; 5)if the housing authority doesn't facilitate this permit within a period of 12 months, another petition would have to be filed; and 6) upon future sale transfer of this property, this special use permit becomes solvent and is terminated as presented.

Members voted unanimously to approve the amendment to the petition for special use and rear yard setback variance – 8(yes). Members voted unanimously to approve the special use permit request – 8 (yes). A motion was made by Mark Vandersnick, seconded by Don Koehler to close this public hearing - hearing closed at 7:32pm.

Next item of Business – Budget Discussion – 2009-2010: This item will be tabled until next month's meeting and Richard will have the budgets ready for review.

With no further business to be discussed, a motion was made by Debi Burke, seconded by Chuck Koehler to adjourn meeting. Next meeting date will be April 9th at 7:00pm. The meeting was adjourned at 7:38pm.

Respectfully submitted,

Chairman Rick Turnroth