

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

Members Present: Chairman Turnroth, Matt Lillpop, Bob Machnicki, Chuck Koehler, Debi Burke, Don Koehler, Mark Vandersnick, Mayor Blanton, Mark Searing and Sylvia Frey - Secretary.

Members Absent: Bill Groleau, Sandy Henrekin - RFDCD, Richard Downey and David Erby

Quorum was met and official business could be conducted.

First item of Business – Whiteside County Health Dept – parking lot project: Chairman Turnroth asked Mark Searing to present this issue. Mark gave each member an aerial view of the existing sewer plant along with health department property lots for their review. He mentioned that in the very near future the city will be able to make available to the health department additional land for their parking needs. The area which houses the existing office space along with a larger building to the west of the office will remain for daily operational purposes for the new sewer plant. Members discussed the off-street parking ordinance as it relates to parking spaces required for the health department at its present buildings square footage. Mark stated the parking spaces required doesn't meet the existing square footage of the building at this time. He asked the members for their direction towards requiring the health department to become compliant with our city's ordinance for off-street parking. Discussion was held and the members asked Mark to draft a letter to the health department along with contacting Jim Reese for his input and bring these items back to next month's meeting for review.

Next item of Business – Discussion – Rezoning M-1 – 900 block of Avenue D:

Mayor Blanton gave the members information of the existing zoning district for the 900 block of Avenue D. At this time, Mayor Blanton is asking the members for their consideration to rezone this area from M-1 to R-2 to alleviate any future undesirable businesses to relocate in this area. Presently, owner of 915 Avenue d has leased his property to a local wrecking/towing service. This could present vehicle storage issues that would become a detriment to the surrounding neighborhood. The referenced area would: all property on the east side of Avenue D running north of East 10th Street to Dixon Avenue. There is another local business located in this area and contact will be made with owner in the near future.

Approval previous month's minutes (7/09/09): Chairman Turnroth asked for the members' approval of minutes from 07/09/09. Debi Burke stated that a correction needs to be made in the previous month's minutes (6/11/09); whereas, she was not present at meeting and therefore; could not make a motion. A motion was made by Chuck Koehler, seconded by Don Koehler to approve these minutes with the stated change to be made. Motion carried.

Discussion was held on the progress at Reliant. Mayor mentioned demolition will begin on December 1st on another building. He reported that the larger building has been found structurally sound so that it can be remodeled to accommodate future developers.

Mayor reported that IDOT will be installing underground water and sewer lines on East Route 30 to connect to our city's sewer and water.

Mayor is still waiting for revised plans from IDOT on the First Avenue walk bridge in regards to the building sitting at the corner of the bridge and the Rock River. We should have those plans by Monday, November 16th and further information will be forthcoming on this project.

With no further business to be discussed, a motion was made by Don Koehler, seconded by Chuck Koehler, to adjourn meeting. Next regular meeting date will be December 10, 2009 at 7:00pm. The meeting was adjourned at 7:49pm.

Respectfully submitted,

Chairman Rick Turnroth