

**PLANNING AND ZONING COMMISSION**  
**THURSDAY, February 11, 2010**  
**7:00P.M. – COUNCIL CHAMBERS**

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

**Members Absent:** Debi Burke, Bill Groleau, Dave Erby and Sandy Henriken (RFCDC)

**Audience Present:** Scott Hibbard

Quorum was met and official business could be conducted.

**First item of Business – Approval of previous month's minutes – (11/12/09)** Chairman Turnroth asked for the members' approval of minutes from 11/12/09. A motion was made by Mark Vandersnick, seconded by Chuck Koehler to approve these minutes. Motion carried.

**Next Item of Business – Review letter – Whiteside County Health Dept – parking lot requirements:**

Chairman Turnroth asked Mark Searing to present this issue. At last month's meeting, the members had directed Mark to draft a letter to the health department pertaining to the off-street parking ordinance requirement for their existing and future building expansions. He stated there are 132 parking spaces still needed for compliance. Plans for expansion are being requested by the health department before the city sells a portion of the existing sewer plant property to them. A motion was made by Chuck Koehler, seconded by Don Koehler to send this letter as presented to the Whiteside County Health Dept. Motion carried – 6 (yes).

**Next Item of Business – Resolution – Amendment to Zoning Ordinance (M-1 to R-2)(900 blk Ave**

**D-Public Hearing 3-11-10):** Members were given a copy of the Resolution approved by city council for the rezoning of properties in the 900 block of Avenue D which are zoned M-1 to be changed to R-2 to coincide with surrounding residential districts. Mayor stated committee members are working on the comprehensive plan and this request is conducive with future planning. Chairman Turnroth stated the commission will hold a public hearing at next month's meeting on March 11, 2010 at 7:00pm. Notices to area property owners and publication notices will be prepared by Sylvia accordingly.

**Next Item of Business – Discussion – 405 2<sup>nd</sup> Avenue (Scott Hibbard)-Conversion – 3-**

**efficiencies/4-rental rooms:** Members were given information pertaining to Scott Hibbard's intent to purchase 405 2<sup>nd</sup> Avenue if approval could be given to convert this property into 3-efficiencies/4-rental rooms. The 4 rental rooms would have a common dining area and bathroom but individual bedrooms – not family members but separate individuals - Considered 'single room occupancies'. Members discussed the possibility of 'special use' permit but not compliant with ordinance so this property would have to be rezoned into R-4 to become compliant. Mr. Hibbard says sale is contingent on what the city will allow for zoning on the property. He is prepared to use extensive remodeling to become compliant with building codes. Chairman Turnroth asked the members for their consideration in rezoning several properties in this block of 2<sup>nd</sup> Avenue surrounding this property into R-4 so that Mr. Hibbard would be able to purchase this property and the issue of spot zoning would not be relevant. Members discussed this possibility and designated the 400 block of 2<sup>nd</sup> Avenue between W. 4<sup>th</sup> Street and W. 5<sup>th</sup> Street on east and west sides of street as properties to be rezoned from R-3 to R-4. A motion was made by Chuck Koehler, seconded by Don Koehler, to send a recommendation to the city council, along with directing Mark Searing to prepare a resolution for this rezoning request. Roll Call: Chairman Turnroth (yes); Chuck Koehler (yes); Don Koehler (yes); Mark Vandersnick (no); Bob Machnicki (yes); and Matt Lillpop (yes). Motion carried – 5(yes) 1(no).

**Next Item of Business – 2010-2011 Budget Review:** Richard presented each member with a copy of this year's fiscal budget. He stated P&Z budget is \$5,000.00 shorter than last year's due to a decrease of funds availability in the general fund. Members reviewed the budget as presented.

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 March 11<sup>th</sup> at 7:00pm. Another public hearing will be held. The meeting was adjourned at 7:55pm.

Respectfully submitted,

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Chairman Rick Turnroth