

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

Members Present: Chairman Turnroth, Bob Machnicki, Matt Lillpop, Chuck Koehler, Don Koehler, Alderman Mark Vandersnick, Debi Burke, Sandy Henriken (RFCDC) Richard Downey, Mayor Blanton, Mark Searing and Sylvia Frey - Secretary.

Members Absent: Bill Groleau and Dave Erby

Audience Present: Mr. & Mrs. Jack Cassens, Mr. & Mrs. Vern Barnhart, Mr. & Mrs. Delmar McNinch, Mr. and Mrs. Donald Rogers, Mr. Barry Tompkins and Mr. Refik Emini

Quorum was met and official business could be conducted.

First item of Business – PUBLIC HEARING – Amendment to Zoning Ordinance (M-1 to R-2) 900

block of Avenue D: Chairman Turnroth asked members to proceed with PUBLIC HEARING. A motion was made by Bob Machnicki, seconded by Alderman Mark Vandersnick to open Public Hearing. Motion carried – 7 (yes). Public Hearing opened 7:02pm.

Chairman Turnroth stated all publication notices and certified mailing requirements have been met and are in order for this Public Hearing.

Chairman Turnroth asked Mark Searing to explain to members and audience the city's intention regarding rezoning these lots from M-1 to R-2. This rezoning is being made in accordance with the development of comprehensive plan which is forthcoming in the near future. The businesses existing at this time would be considered 'non-conforming' use and as long as owners continue their existing businesses on these lots – they will be compliant at this time. Mark explained that once the businesses cease to exist for a period of 12 months or more, then rezoning change will take effect and residential use will have to be applied.

Chairman Turnroth asked the audience for their questions and/or comments.

Mr. Refik Emini expressed his concerns and intentions for buying his property, whereas; he had intended to bring his trucks from his business in Chicago on site for repair/maintenance and use this lot as a midway point for his business. Right now, he has leased out the property to a wrecking business which qualifies under the M-1 zoning district. He stated this property would be useless if he would have to convert to residential use. Mayor mentioned that Mr. Emini has one factor to consider for his non-conforming use status; continuing to lease property under M-1 requirements would be very difficult considering the surrounding properties are zoned R-2 – no semi-truck traffic is allowed on residential streets and enforcement of noise ordinance would apply to semi-trucks' running. He's asking the members to consider leaving this zoning as M-1.

Mr. Delmar McNinch expressed his concerns regarding his repair shop which would be affected once his business ceases to operate after a 12 month period of time. He bought this property for the sole purpose of operating his business from this location.

Mr. Jack Cassens expressed his concerns and questioned why his grain elevators were included in this request for they are listed as M-2 zoning district. Members reviewed GIS mapping to determine the exact location of his elevators and this was confirmed as M-2 zoning. Mr. Cassens asked that his elevators be removed from the overall rezoning request at this time.

Mr. Vern Barnhart made comments on the property across from his resident where the owner has leased his property to a wrecking business. Through the years, the owner has neglected to maintain his property, whereas, Mr. Barnhart has taken the liberty in mowing and maintaining weeds during the spring/summer season. Mr. Barnhart has no object to the rezoning of this property as presented. He's concern comes with the upcoming season and the property maintenance required.

Chairman Turnroth asked the members for discussion and questions and/or comments.

Debi Burke expressed her concerns of the marketability of these properties if and when owners decide to sell them in the future under the R-2 zoning district once the 12 month period has expired. If it operated as a business and is restricted to R-2 residential enforcement, would there be potential buyers for these properties.

After discussion, a motion was made by Chuck Koehler, seconded by Mark Vandersnick, to approve the removal of Parcel #11-27-384-001 (Whiteside County Grain – elevators) from the listing of rezoning parcels. Roll Call Vote: Chairman Turnroth (yes), Chuck Koehler (yes), Don Koehler (yes), Debi Burke (yes), Alderman Mark Vandersnick (yes), Bob Machnicki (yes) and Matt Lillpop (yes). Motion carried – 7 (yes).

A motion was made by Alderman Mark Vandersnick, seconded by Bob Machnicki, to send a recommendation to the city council for rezoning properties in the 900 block of Avenue D from M-1 to R-2. Roll Call Vote: Chairman Turnroth (yes), Chuck Koehler (yes), Don Koehler (yes), Debi Burke (no), Alderman Mark Vandersnick (yes), Bob Machnicki (yes) and Matt Lillpop (no). Motion carried – 5 (yes) 2 (no).

A motion was made by Bob Machnicki, seconded by Mark Vandersnick, to close the PUBLIC HEARING. Motion carried – 7 (yes). Public Hearing was closed at 8:11pm.

Next Item of Business - Approval of previous month's minutes – (2/11/10) Chairman Turnroth asked for the members' approval of minutes from 2/11/10. A motion was made by Don Koehler, seconded by Matt Lillpop to approve these minutes. Motion carried.

Mark Searing stated the limestone building's water tower will be demolished on Thursday, March 18th.

With no further business to be discussed, a motion was made by Alderman Mark Vandersnick, seconded by Chuck Koehler to adjourn meeting. Next meeting date will be March 11th at 7:00pm. Another public hearing will be held. The meeting was adjourned at 8:11pm.

Respectfully submitted,

Chairman Rick Turnroth