

**PLANNING AND ZONING COMMISSION
WEDNESDAY, NOVEMBER 10, 2010
7:00P.M. – COUNCIL CHAMBERS**

Members Present: Chairman Rick Turnroth, Chuck Koehler, Debi Burke, Don Koehler, Alderman Mark Vandersnick, Mark Searing and Richard Downey – City Administrator/Secretary.

Members Absent: Matt Lillpop, Bill Groleau, Robert Machnicki, Mayor Blanton and Sylvia Frey.

Quorum was met and official business could be conducted.

First item of Business –Public Hearing – Variance – Rear yard setbacks (25’)-621 W. 13th St (Phil-Norma Atkins-owners). Chairman Rick Turnroth asked for a motion to enter into Public Hearing. A motion was made by Debi Burke, seconded by Alderman Mark Vandersnick to open Public Hearing. Motion carried – 6 (yes). Public Hearing opened at 7:19pm.

Chairman Rick Turnroth stated all publication notices and certified mailing requirements have been met and are in order for this Public Hearing. Chairman asked petitioner to present their request.

Mr. Phil Atkins addressed the members with his request to enclosed existing patio into a living room with additional foundation. Mark Searing stated rear yard setback requirement is 30’; whereas, this enclosure would cause setback to b 25’ and this being a corner lot, this property has two backyards. Mark Searing stated this enclosure would not obstruct any views from adjacent properties and several inquiries from neighbors were received.

Hearing no objections from the audience, Chairman Rick Turnroth asked the members for their decision. A motion was made by Alderman Mark Vandersnick, seconded by Tony Sosi to approve the setback request for the 25’ rear yard setback. Mark Searing reminded members of the criteria required to make this approval. Chairman Rick Turnroth and members discussed the three items. Members agreed that all criteria was met with request as presented. Motion carried – 6 (yes). No tally vote taken, Sylvia Frey was not available for this meeting.

A motion was made by Don Koehler, seconded by Chuck Koehler to close Public Hearing. Motion carried 6 (yes). Public Hearing closed at 7:35pm.

Approval of previous month’s minutes – (06/10/10): Chairman Rick Turnroth asked for the members’ approval of minutes from 06/10/10. A motion was made and seconded to approve these minutes. Motion carried.

Next Item of Business – Discussion – Wind Energy Ordinance: Chairman Rick Turnroth asked Mark Searing for further information on this proposed ordinance. Debi Burke questioned the section on a view corridor and discussion was held. A motion was made by Debi Burke, seconded by Alderman Mark Vandersnick to accept this ordinance as presented and recommendation to send this item to the Ordinance Committee for drafting and adoption. Motion carried.

Next Item of Business – Discussion – Home Occupation Ordinance – Day Care: Chairman Rick Turnroth asked Mark Searing for further information on this proposed ordinance. Mark presented information on home day-care centers. There are 21 licensed home day care centers in Rock Falls. Discussion was held regarding the possibility of requiring special permission from the Planning Commission for operation of a home day-care center. Members felt that being licensed by the State would be an excellent requirement, plus they discussed potentially having city staff inspect the facilities. Members suggested sending this issue to Ordinance Committee for drafting and if necessary, bring back this ordinance to Commission once drafted. A motion was made by Debi Burke, seconded by Don Koehler for recommendation to send this item to Ordinance Committee for drafting. Motion carried.

With no further business to be discussed, a motion was made by Debi Burke, seconded by Alderman Mark Vandersnick to adjourn meeting. Motion carried. Next meeting is December 9, 2010 at 7:00pm. The meeting was adjourned at 8:13pm.

Respectfully submitted,

Chairman Rick Turnroth