

PLANNING AND ZONING COMMISSION
THURSDAY, MARCH 10, 2011
7:00P.M. – COUNCIL CHAMBERS

Members Present: Don Koehler, Chuck Koehler, Alderman Mark Vandernick, Tony Sosi, Mayor Blanton, Mark Searing, Richard Downey – City Administrator/Secretary.

Members Absent: Chairman Turnroth, Matt Lillpop, Bill Groleau, Robert Machnicki, Debi Burke, Sandy Henrekin.

Quorum was met and official business could be conducted.

First item of Business–Approval of previous month’s minutes – (11/10/10): Acting Chairman Mayor Blanton asked for the members' approval of minutes from 11/10/10. A motion was made by Don Koehler, seconded by Chuck Koehler to approve these minutes. Motion carried.

Next Item of Business – Discussion – City Ordinance Sec. 16-200 (B-2 Zoning: (b) Warehouses): Mark Searing asked members to consider changing the definition of ‘warehouse’ as it’s stated in Sec. 16-200. There is a local business in downtown Rock Falls that is used as storage only with no utilities and based on a recent inspection with Fire Dept, would be designated a fire hazard (combustible materials – blocked exits). Mark stated his concern that owner would proceed with due process in clearing materials and exits but leave the existing area the same. Members agreed that specific language needs to be developed for this ordinance to prevent future fire hazards in commercial areas. Members asked Mark to research other cities for comparable warehouse ordinances and bring back this information for the members review.

Next Item of Business – Review Final Plat – Reliant Property: Members reviewed and discussed the final plat for the Reliant property. Discussion was held on the water/sewer line easements, storm water drainage issues and riverfront recreational path issues. A motion was made by Alderman Mark Vandernick, seconded by Tony Sosi, to approve the final plat as presented with the stipulation that all water/sewer line easements are made to be compliant with city ordinance requirements. Voting Tally: Chuck Koehler (yes), Don Koehler (yes), Alderman Mark Vandernick (yes), Tony Sosi (yes) and Mayor Blanton (yes). Motion carried.

Mayor Blanton mentioned new sewer plant construction progress is on schedule and should be in full operation by Fall 2011. Demolition of existing sewer plant will be done by the end of Fall 2011. Mayor Blanton also mentioned the city is working on installing electrical generator lift stations throughout the Rock Falls community. These generators will provide full back-up generation for the entire city in the event of a power outage.

With no further business to be discussed, a motion was made by Chuck Koehler, seconded by Don Koehler to adjourn meeting. Motion carried. Next meeting is April 14, 2011 at 7:00pm. The meeting was adjourned at 7:40pm.

Respectfully submitted,

Acting Chairman Mayor David Blanton