

PLANNING AND ZONING COMMISSION
Thursday, February 9, 2012
7:00P.M. – COUNCIL CHAMBERS

Members Present: Chairman Turnroth, Bill Groleau, Don Koehler, Debi Burke, Chuck Koehler, Alderman Mark Vandersnick, Tony Sosi, Matt Lillpop, Mark Searing – Building Inspector, Robbin Blackert – City Administrator, Mayor Blanton and Sylvia Frey -Secretary.

Members Absent: Sandy Henrekin

Public Attendees: Rex Lasson and Alderman Daehle Reitzel

Quorum was met and official business could be conducted.

Chairman Turnroth introduced new P&Z member, Terry Wolf to commission members. Everyone welcomed Terry to his new appointment.

First item of Business – Public Hearing – Variance – 603 4th Avenue (Owner – Rex Lasson): Chairman Turnroth asked the members for a motion to enter into Public Hearing. A motion was made by Alderman Mark Vandersnick, seconded by Don Kohler, to enter into Public Hearing. Motion carried – 9 (yes). Public Hearing was opened 7:01pm.

Chairman Turnroth asked the petitioner to present his request. Rex Lasson stated the property's lot is only 25' wide, whereas, zoning ordinance for R-2 requires a 60' lot – non-conforming at this time. He is asking for approval to rebuild new residence on same footings as existing residence in the event of weather related damage over 50% of the residence in the unforeseen future. Members were given a site plan showing existing property setbacks.

Chairman Turnroth stated certification of publication notice was made January 11, 2012 and certified mailing requirements have been met and are in order for this Public Hearing.

Chairman Turnroth asked members for discussion. It was stated larger banks do not give direct approval of home loans on these types of non-conforming properties without a guarantee that residence can be rebuilt if damaged over 50%. They are several lots in our city which fall under non-conforming use due to current zoning restrictions. It was determined that all the criteria relevant to granting this variance has been met; 1) exception conditions would be lot size smaller than zoning requirement(non-conforming); 2)variance necessary for preservation of a substantial property right possessed by other properties in the same area; and 3)granting variance would not be a detriment to adjacent property.

Chairman Turnroth asked the audience for their objections/questions and/or comments. Hearing no objections from the audience, Chairman Turnroth asked the members for their decision. A motion was Debi Burke, seconded by Alderman Vandersnick to make a recommendation to city council to approve this variance request as presented. Motion carried – 9 (yes).

A motion was made by Debi Burke, seconded by Don Koehler to close the public hearing. Motion carried. Public Hearing was closed at 7:13pm

Further discussion was held regarding the non-conforming use designation on several lots within the city's residential zoning districts. According to city ordinance, non-conforming use requests must be presented to the Planning & Zoning Commission for a public hearing. Tony Sosi stated most of these homes were built in the 1800's; whereas; residential zoning districts have changed through the years. Impact on future real estate transactions and residents staying within city limits in the future would be two factors to be considered if existing zoning ordinances for residential districts doesn't change. Mark Searing made a suggestion to amend residential zoning ordinances to reflect non-conforming lots in these zoning districts be considered an exception for rebuilding/new residences. Members agreed and a recommendation will be made to City Council to send this ordinance amendment to Ordinance Committee.

Next item of Business – Whiteside County Rezoning Petition – 1-1/2 miles of City Limits (928 E. Rte 30 – R Zimmerman Inc):

Discussion was held regarding R Zimmerman Inc Rezoning Petition Request for properties within 1-1/2 miles of City Limits. This petition has not been finalized nor filed with Whiteside County at this time. Members reviewed and discussed the city's newly adopted comprehensive plan for future conformity. Members felt this rezoning request would not be conducive to the city's comprehensive plan for future development/zoning plans as presented. A motion was made by Debi Burke, seconded by Matt Lillpop to deny this rezoning request as presented at this time. A letter will be sent to Stu Richter, Whiteside County Zoning office regarding this decision.

Next item of Business – Discussion – Zoning Ordinance – Mixed Use – Planned Unit Development: In the absence of Sandy Henrekin, Robbin Blackert gave a report from RFCDC for the rezoning goals of the riverfront property for marketing purposes. Consideration should be given to these types of zoning: 1) Planned Unit Mixed Use Development; 2) Zoning Overlay Mixed Used Development; and 3) Mixed Use Development District. Utilizing mixed use zoning for the riverfront property will secure future developers. Report stated Sandy has contacted two consultants with the estimated cost

of developing a rezoning plan for the riverfront at \$7,500.00. Process takes about 10-12 weeks and RFDC's Riverfront Development Donation Fund would cover the cost of the consultant. At this time, the Riverfront Committee will be working on the design features for the Riverfront District. More information will be forthcoming in the very near future.

Next item of Business – Letter-Brick Industry Association: Members were given a letter from Brick Industry Association stating their interest in conducting a presentation to the city on the design standards for new commercial and/or residential developments. Members will consider this presentation in the future.

Next item of Business – Approval of previous month's minutes – (07/14/11) Chairman Turnroth asked for the members' approval of minutes for 7/14/11. Chairman noted attendees were duplicated and Sylvia will make change accordingly. A motion was made by Chuck Koehler, seconded by Don Koehler to approve these minutes with changes. Motion carried.

Discussion was held on establishing written procedures for public hearings. Members will work on this in the near future.

With no further discussion, a motion was made by Tony Sosi, seconded by Terry Wolf to adjourn meeting. Motion carried. Next meeting is March 8, 2012 at 7:00pm. The meeting was adjourned at 7:505pm.

Respectfully submitted,

Chairman Rick Turnroth