

**PLANNING AND ZONING COMMISSION**  
**Thursday, November 8, 2012**  
**7:00P.M. – COUNCIL CHAMBERS**

**Members Present:** Chairman Turnroth, Don Koehler, Debi Burke, Chuck Koehler, Alderman Mark Vandersnick, Tony Sosi, Terry Wolf, Mark Searing – Building Inspector, Jim Reese – City Attorney, Robbin Blackert – City Administrator.

**Members Absent:** Bill Groleau, Matt Lillpop, Sandy Henrekin, Mayor Blanton and Sylvia Frey

**Public Hearing Attendees:** Patricia Smith, Delia Spooner, Donna Castle, Carolyn Bollman, Shirley Jackley, Eugene Frump, Mr. & Mrs. Marvin Pursell, Paul Montee, Curtis Repass, Bernard Mammosser, Franklin DeHaan, Marilyn Pursell, Joseph Svoboda and Marvin Ripley.

Roll Call was made. Quorum was met and official business could be conducted.

**First item of Business – Public Hearing – Rezoning Request (R-2-Special Use Permit-Mobile Home Park) and AG-1 (Real Estate) 900 Regan Rd, Rock Falls IL – (Owner-Frank DeHaan):** Due to the large amount of mobile home park residents in attendance, Chairman Turnroth asked Jim Reese to explain the initial intent of the rezoning petition being presented at this time. Jim Reese stated the petition being presented to the P&Z members only applies to the rezoning of this property for compliance towards annexation. He stated if any residents have any further questions on other items beyond the scope of this petition, Mark Searing and Robbin Blackert would be available after this meeting to discuss any questions. No official motion was made to open Public Hearing at this time.

Chairman Turnroth stated certification of publication notice and certified mailing requirements have been met and are in order for this Public Hearing. Chairman Turnroth asked the petitioner to present his request. Attorney Marvin Ripley spoke on behalf of the petitioner and asked to have the petition amended from the R-2 zoning request to R-4 zoning which encompasses mobile homes according to city ordinances. Per Jim Reese's request, a motion was made by Debi Burke, seconded by Alderman Mark Vandersnick to amend original petition for R-2 to R-4. Voting Tally: Chairman Turnroth (yes), Chuck Koehler (yes), Don Koehler (yes), Debi Burke (yes), Mark Vandersnick (yes), Terry Wolf (yes) and Tony Sosi (yes). Motion carried: 7 (yes).

Attorney Ripley gave each P&Z member a copy of the proposed plat outlining the designated lines for the R-4 and AG-1 areas. Robbin displayed the proposed plat onto the council TV screen for everyone's viewing. The land to be zoned R-4 is the property west of Regan Road which encompasses the mobile home park and PINs 11-30-376-001; 11-30-376-008; 11-30-376-003 east of Regan Road. The land to be zoned for AG-1 use east of Regan Road includes PINs 11-30-376-002; 11-30-376-005.

Chairman Turnroth asked members for discussion. Jim Reese asked Attorney Ripley to designate R-4 zoning for the lots north of U.S. Rte 30 encompassed in the property and Attorney Ripley agreed.

Chairman Turnroth asked the audience for their objections/questions and/or comments. Several mobile home residents asked basic questions pertaining to annexation, water service and maintenance of mobile home park streets/roads. Direct objection was expressed by one resident only.

Chairman Turnroth asked petitioner if they would like to address the objection. The petitioner and objector didn't express any further comments at this time.

Chairman Turnroth asked if the city had received any written objection to the rezoning petition and Mark Searing stated no correspondence was received at this time.

Chairman Turnroth asked members for further discussion on audience requests. Members felt this rezoning request would be considered advantageous within the city's comprehensive plan for future development. Jim Reese asked members to verify findings required for special use permit approval as stated in city zoning ordinances. Members discussed each finding with the following being noted: 1) Establishment/maintenance/operation of special use will not be detrimental or endanger the public health, safety, morals, comfort or general welfare; 2) Use is compatible with existing uses for property is located by a river to west, vacant land to east and single family residences to the south and doesn't diminish or impair values within its neighborhood; 3) Dimensions and setbacks for this property are considered 'grandfathered in' at this time; whereas, State Law requirements supersedes city's mobile home park ordinances. Mark Searing stated if owner makes changes to existing property then he is required to become compliant with State Law; 4) Use will not impede the normal or orderly development or improvement of surrounding properties; 5) owner has provided adequate utilities, access roads, drainage necessary to be compliant with State Law; 6) Adequate measures have been taken to provide ingress and egress to minimize traffic flow in the public streets. Chairman Turnroth and members felt petitioner is in compliance for R-4 Special Use Permit approval.

After this discussion, Chairman Turnroth asked the members for their decision. A motion was Chuck Koehler, seconded by Don Koehler, to make a recommendation to city council to approve this rezoning request (R-4 Special Use, AG-1 and R-4) as presented. Voting Tally: Chairman Turnroth (yes), Chuck Koehler (yes), Don Koehler (yes), Debi Burke (yes), Mark Vandersnick (yes), Terry Wolf (yes) and Tony Sosi (yes). Motion carried: 7 (yes).

A motion was made by Debi Burke, seconded by Alderman Mark Vandersnick to close the public hearing. Motion carried. Public Hearing was closed at 7:35pm

**Next item of Business – Approval of previous month's minutes – (10/11/12)** Chairman Turnroth asked for the members' approval of minutes for 10/11/12. A motion was made by Debi Burke, seconded by Alderman Mark Vandersnick to approve these minutes. Motion carried.

With no further discussion, a motion was made by Don Koehler, seconded by Chuck Koehler to adjourn meeting. Motion carried. Next meeting is December 13, 2012 at 7:00pm. The meeting was adjourned at 7:37pm.

Respectfully submitted,

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Chairman Rick Turnroth