

PLANNING AND ZONING COMMISSION
Thursday, February 14, 2013
7:00P.M. – COUNCIL CHAMBERS

Members Present: Don Koehler, Chuck Koehler, Alderman Mark Vandernick, Tony Sosi, Bill Groleau, Terry Wolf, Sandy Henrekin – RFCDC, Mayor David Blanton, Mark Searing – Building Inspector and Sylvia Frey.

Members Absent: Chairman Turnroth, Debi Burke, Matt Lillpop and Robbin Blackert – City Administrator

Public Hearing Attendees: Leroy Wiersema, Mark Wiersema, Rita Stiles, Barbara Celletti, Betty Appenzeller, John Stiles, Brent Porter, and Allen Boseneiler

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

Mayor Blanton asked the members for their approval to conduct this meeting as Acting Chairman. Members agreed.

First Item of Business – Approval of previous month’s minutes – (1/10/13) Mayor Blanton asked for the members’ approval of minutes for 01/10/13. A motion was made by Tony Sosi, seconded by Alderman Mark Vandernick to approve these minutes. Motion carried.

Next Item of Business – Public Hearing – Rezoning Request (AG-1-Spcl Use)-600 E. 17th Street, Rock Falls IL – (Owner-Brent Porter): Mayor Blanton asked the members for a motion to enter into Public Hearing. A motion was made by Alderman Mark Vandernick, seconded by Tony Sosi, to enter into Public Hearing. Motion carried – 6 (yes). Public Hearing was opened 7:04pm.

Mayor Blanton stated certification of publication notice was made January 29, 2013 and certified mailing requirements have been met and are in order for this Public Hearing.

Mayor Blanton asked Mark Searing, Building Inspector to explain to the members the intentions of petitioner and Mark stated petitioner will be developing a seasonal RV campground at East 17th Street which will be built in 2-3 phases in the very near future. The entrance to the campground will be developed on East 17th Street as all public utilities are available on this street.

Mayor Blanton asked the members if they had any questions for the petitioner or Mark. A question was asked about the RV directional signage placement along Route 30.

Mayor Blanton asked if there were any objectors and if objectors would present their questions to the petitioner. Concerns were expressed by Leroy and Mark Wiersema, Betty Appenzeller and John Stiles for the public safety of RV families and their children as East 17th Street has large trucks/tankers traffic flow on a daily basis. Petitioner stated he will be installing a camera security system and other signs advising RV families to conduct due diligence towards public safety at all time. Petition also stated the road within the campground will be ‘dust-free’ as required by city ordinances. He will also work on a solution for a ‘barrier’ between the campground and the residential properties on New High Street.

Mayor Blanton asked if there were any objectors and if objectors would present their objections. No objectors were noted. One resident, Barbara Celletti, made a comment that she is grateful for the petitioner in bringing this type of project into the city and how delighted she is as this project will bring more tourism and revenue for the businesses and the city.

Mayor Blanton stated there are no objections nor questions on the objections

Mayor Blanton asked if there were any written communications received. Sylvia Frey stated there were no written communications at this time.

Mayor Blanton asked if there were any rebuttals to the petitioner. No rebuttals were noted.

Mayor Blanton asked if there were any rebuttals to the objector. No rebuttals were noted.

Discussion was held among the members and a motion was made accordingly. A motion was made by Don Koehler, seconded by Chuck Koehler to recommend the approval of the rezoning request for AG-1 to AG-1 Special Use for 600 E. 17th Street as presented. Roll Call – Vote Tally: Chuck Koehler (yes), Don Koehler (yes), Alderman Mark Vandernick (yes), Bill Groleau (yes) and Tony Sosi (yes). Motion carried – (6) yes.

A motion was made by Alderman Mark Vandernick, seconded by Chuck Koehler to close the public hearing. Motion carried. Public Hearing was closed at 7:30pm

With no further discussion, a motion was made by Alderman Mark Vandernick, seconded by Don Koehler to adjourn meeting. Motion carried. Next meeting is March 14, 2013 at 7:00pm. The meeting was adjourned at 7:32pm.

Respectfully submitted,

Mayor David H. Blanton