

PLANNING AND ZONING COMMISSION

Thursday, April 11, 2013

7:00P.M. – COUNCIL CHAMBERS

Members Present: Don Koehler, Chuck Koehler, Alderman Mark Vandersnick, 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, Sandy Henrekin – RFCDC and Robbin Blackert – City Administrator

Public Hearing Attendees: Norma and Marty Cook and Gary Wilson

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 – (2/14/13) Mayor Blanton asked for the members' approval of minutes for 02/14/13. A motion was made by Chuck Koehler, seconded by Alderman Mark Vandersnick to approve these minutes. Motion carried - 6 (yes).

Next Item of Business – Public Hearing – Rezoning B-2 and M-2 to MU-1 (Mixed Used) – Riverfront – Reliant Property (Owner – City of Rock Falls): Mayor Blanton asked the members to enter into Public Hearing. Public Hearing was opened at 7:04pm without motions being presented.

Mayor Blanton stated certification of publication notice was made March 25, 2013 and certified mailing requirements have been met and are in order for this Public Hearing.

Mayor Blanton asked Mark Searing, Building Inspector to make this presentation. Mark Searing stated in order for the city to attract future development for the riverfront property, rezoning this property into a Mixed Use would be required. Covenants for the riverfront property and a special committee have been established to deal with riverfront redevelopment; whereas, MU-1 zoning would be necessary at this time

Mayor Blanton asked the members if they had any questions. No specific questions were asked.

Mayor Blanton asked if there were any objectors and if objectors would present their questions to the petitioner. Concerns were expressed by Norma Cook and Gary Wilson regarding the excellent 'view' of the river which they have enjoyed since buildings have been demolished. Their concerns were mostly on the height of the buildings which would be constructed along the north side of East 2nd Street which would obstruct their view of the riverfront. Mayor stated no final decisions on future developments would be made without prior approval from city's Design Review Committee and final approval from the city council. Any interested developers would be required to abide by the established riverfront covenants which holds restrictions on building heights and business ventures. Mayor explained city council members and committee members are looking at the future 'good' for the City of Rock Falls at all times.

Mayor Blanton asked if there were any objectors and if objectors would present their objections. No objectors were noted.

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 Alderman Mark Vandersnick to recommend the approval of the rezoning request for M-2 and B-2 to be changed to MU-1 for the riverfront property as presented. Roll Call – Vote Tally: Chuck Koehler (yes), Don Koehler (yes), Alderman Mark Vandersnick (yes), Terry Wolf (yes), Matt Lillpop (yes) and Tony Sosi (yes). Motion carried – (6) yes.

A motion was made by Alderman Mark Vandersnick, seconded by Terry Wolf to close the public hearing. Motion carried – 6 (yes). Public Hearing was closed at 7:28pm

Mark spoke to the members about drafting an ordinance which would implement certain criteria for any future improvements (façades) on buildings in the downtown area of Rock Falls. He asked the members for their input and ideas for next month's meeting.

Mayor stated he has met with local business owners and found that they don't have any major issues with future development and understand the 'times of the economy'. Mayor stated most developers are interested in properties along First Avenue not necessarily East and West Route 30.

With no further discussion, a motion was made by Chuck Koehler, seconded by Tony Sosi to adjourn meeting. Motion carried. Next meeting is May 9, 2013 at 7:00pm. The meeting was adjourned at 7:40pm.

Respectfully submitted,

Mayor David H. Blanton