

**PLANNING AND ZONING COMMISSION**  
**Thursday, June 13, 2013**  
**7:00P.M. – COUNCIL CHAMBERS**

**Members Present:** Chairman Turnroth, Don Koehler, Chuck Koehler, Alderman Mark Vandersnick, Matt Lillpop, Terry Wolf, Sandy Henrekin – RFCDC, Mayor William Wescott, Mark Searing – Building Inspector and Sylvia Frey.

**Members Absent:** Tony Sosi, Debi Burke, and Robbin Blackert – City Administrator

**Public Attendees:** Ronald Hoffman and Karen Rogers with her sister.

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

**First Item of Business – Approval of previous month’s minutes – (4/11/13)** Mayor Blanton asked for the members’ approval of minutes for 02/14/13. A motion was made by Sandy Henrekin, seconded by Alderman Mark Vandersnick to approve these minutes. Motion carried - 6 (yes).

**Next Item of Business – Special Use Permit – Whiteside County Zoning – 1-1/2 mile (2206 Prophet Rd – Owner – Karen Rogers):** Chairman Turnroth asked for someone to speak on behalf of this request. Karen Rogers, owner of this property spoke to the members on her request for this special use permit. She has renovated the barn structure on this property and intends to utilize this structure for the public’s use in holding fundraisers, receptions, meetings, and various other events and celebrations. This rezoning from R-2 to R-2/SPU will allocate her intended usage. Mark Searing asked her to contact the Fire Department regarding life safety conditions for the public’s safety. Karen Rogers stated she would be in contact with the Fire Department in the very near future. Chairman Turnroth asked for a recommendation from the members. A motion was made by Chuck Koehler, seconded by Alderman Mark Vandersnick to recommend the approval of the rezoning request from R-2 to be changed to R-2/SPU for 2206 Prophet Road – Whiteside County 1-1/2 mile radius as presented. Roll Call – Vote Tally: Chairman Turnroth (yes), Chuck Koehler (yes), Don Koehler (yes), Alderman Mark Vandersnick (yes), Terry Wolf (yes) and Matt Lillpop (yes). Motion carried – (6) yes.

**Next Item of Business – Rezoning Request (B-3 to I-2) – Whiteside County Zoning – 1-1/2 mile (3307 West Rte 30 – Owner – Ron/Laurine Hoffman):** Chairman Turnroth asked for someone to speak on behalf of this rezoning request. Ron Hoffman, owner of this property spoke to the members. He explained that in years past the rezoning of this property had fallen through the ‘cracks’ and was never updated from the B-3 zoning status. This property has been vacant for 3 years and the county requires updating the zoning to accommodate any future businesses. Ron Hoffman has an interested business owner who wants to lease this property for cold storage, processing and resale of fish products for human consumption; whereas, updating the zoning is required at this time. Chairman Turnroth asked for a recommendation from the members. A motion was made by Don Koehler, seconded by Matt Lillpop to recommend the approval of the rezoning request from B-3 to be changed to I-2 for 3307 West Rte 30 – Whiteside County 1-1/2 mile radius as presented. Roll Call – Vote Tally: Chairman Turnroth (yes), Chuck Koehler (yes), Don Koehler (yes), Alderman Mark Vandersnick (yes), Terry Wolf (yes) and Matt Lillpop (yes). Motion carried – (6) yes

With no further discussion, a motion was made by Alderman Mark Vandersnick, seconded by Matt Lillpop to adjourn meeting. Motion carried. Next meeting is July 11, 2013 at 7:00pm. The meeting was adjourned at 7:20pm.

Respectfully submitted,

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Chairman Rick Turnroth