

PLANNING AND ZONING COMMISSION

Thursday, February 11, 2016

5:30P.M. – COUNCIL CHAMBERS

Members Present: Rich Fassig, Rick Turnroth, Don Koehler, Chuck Koehler, Mark Vandersnick, Terry Wolf, Tony Sosi, Mike Spain, Mark Searing – Building Inspector, Robbin Blackert – City Administrator and Sylvia Frey

Members Absent: Alderman George Logan Jr, Randy Balk – RFCDC, Mayor William Wescott.

Attendees: Alderman Rod Klecker, Pam Eggemier - SVM

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

Chairman Fassig asked if there are any audience requests. There were no requests made.

First Item of Business – Public Hearing –Amendment – City Ordinance Sec. 16-220 (Allow AG crop production on 5+ acres in M-1/M-2 zoning districts): Chairman Fassig asked the members for a motion to enter into Public Hearing. A motion was made by Don Koehler, seconded by Rick Turnroth, to enter into Public Hearing. Motion carried – 8 (yes). Public Hearing was opened 5:31pm.

Chairman Fassig stated certification of publication notice was made and met January 14, 2016 and is in order for this Public Hearing.

Chairman Fassig asked Robbin Blackert, City Administrator, to present information pertaining to this amendment. Robbin explained this amendment needs to be made so that any city owned land lots can be utilized for cash flow while city waits for future developments to be created on these properties. Any newly city owned property will fall under the AG zoning district but will change once development starts into M-1 or M-2 zoning districts and this amendment will allow for crop production to be compliant after the zoning change.

Chairman Fassig asked if there were any objectors and if objectors would present their questions to the petitioner. No objectors were present.

Chairman Fassig stated there are no objections nor questions on the objections

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

Chairman Fassig asked if there were any rebuttals to the petitioner. No rebuttals were noted.

Chairman Fassig 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 Chuck Koehler, seconded by Tony Sosi to recommend the approval of the amendment to Ordinance Sec. 16-220 allowing AG crop production on 5+ acres in M-1/M-2 zoning districts as presented. Roll Call – Vote Tally: Rich Fassig (yes), Rick Turnroth (yes), Chuck Koehler (yes), Don Koehler (yes), Mark Vandersnick (yes), Terry Wolf (yes), Tony Sosi (yes) and Mike Spain (yes). Motion carried – (8) yes.

A motion was made by Don Koehler, seconded by Rick Turnroth to close the public hearing. Motion carried. Public Hearing was closed at 5:36pm.

Next item of Business – Approval of previous months minutes – (12/10/15): Chairman Fassig asked for the members' approval of minutes for 12/10/15. Motion to approve minutes was made by Don Koehler, seconded by Rick Turnroth to approve minutes. All – yes – motion carried.

Next item of Business – Welcome – New Member – Mike Spain: Chairman Fassig and P&Z members welcomed new member, Mike Spain. He stated he has been a lifelong Rock Falls resident and postal worker in the Rock Falls community and appreciates the opportunity to be a part of this commission.

Next item of Business – Discussion – International Zoning Code: Mark Searing asked the members if they would be interested in reviewing and implementing the International Zoning Code into the city's ordinances. He's reviewed the 2003 version and felt that there is more clarity and specific definitions which the city's ordinances lack at this time. Members asked Mark if he felt this would be a valuable tool for future implementation for the city and Mark stated this would be very beneficial to the city. Members then asked Mark to proceed in ordering 2015 International Zoning Code books for all the members for review/discussion in future P&Z meetings. Mark will place an order for these books – hopefully have them ready for the members at March's meeting.

Chairman Fassig asked Robbin for any available updates on city's recent land purchases with Schmitt and Hallman owners. Robbin stated both properties are nearing their closing dates with the city. City has received environmental reports back

with both properties being in good standing at this time. Question was asked about the materials still stationed at the Schmitt property from Fischer Excavating. Robbin stated this issue will be resolved and materials will be removed, if not done so prior to closing, then after closing.

She stated the city is working with 2 economic development groups to help facilitate and create future development on both of these properties.

Robbin reports the limestone project had its bid opening recently and the bid that won was \$160,000.00 and this contract will be handled through Terracon at this time.

Robbin mentioned that the US and IL EPA reps had visited city hall last week. They are very impressed with all the work the city has done over the past years to clean up the Reliant and PA properties with their agency. As the EPA has recently experienced negative publicity throughout our region, the work being done in Rock Falls can only be seen as positive. They have shown an interest in continuing to help Rock Falls with any future property remediation.

With no further discussion, a motion was made by Chuck Koehler, seconded by Mike Spain to adjourn meeting. Motion carried. Next meeting is March 10, 2016 at 5:30pm. The meeting was adjourned at 6:04pm.

Respectfully submitted,



Chairman Rich Fassig