

PLANNING AND ZONING COMMISSION

Thursday, April 14, 2016

5:30P.M. – COUNCIL CHAMBERS

Members Present: Rick Turnroth, Don Koehler, Chuck Koehler, Mark Vandersnick, Terry Wolf, Tony Sosi, Mark Searing – Building Inspector and Sylvia Frey

Members Absent: Rich Fassig, Mike Spain, Alderman George Logan Jr, Randy Balk – RFCDC, Mayor William Wescott and Robbin Blackert – City Administrator

Attendees: Alderman Rod Klecker

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

In the absence of Chairman Rich Fassig, Acting Chairman Mark Vandersnick asked if there are any audience requests. There were no requests made.

First item of Business – Approval of previous months minutes – (2/11/16): Acting Chairman Mark Vandersnick asked for the members' approval of minutes for 2/11/16. Motion to approve minutes was made by Don Koehler, seconded by Chuck Koehler to approve minutes. All – yes – motion carried.

Next item of Business – 2015 International Zoning Code: Each member was given a copy of the 2015 International Zoning Code and copy of city's zoning ordinance at this time. Mark Searing stating due to copyright laws, the 2015 International Zoning Code copies can't be reprinted or distributed to anyone other than P&Z members and must be returned once reviewing process has been completed. Members understood this stipulation as presented. Members were asked to make a comparison review between the two codes along with giving their input if there is feasibility in adopting/incorporating the International Zoning Code into the city's zoning ordinances. Members will bring back their comments at next month's meeting.

Next item of Business – Discussion – Allowable Use (Flea Market) in MU-1 Zoning District: Mark Searing asked Bill Stickel to speak to the members regarding this item. Bill Stickel presented the members with information on various flea markets he's attended throughout the country and would like permission to establish a side by side parked car flea market or swap meets or HAM Fest on his recently purchased property located at 610-612 West 2nd Street (12 lots) and possibly use the PA property to the north for these events as well. Members mentioned they appreciated the cleanup/maintenance efforts Bill has set forth recently on this property. Mark stated the PA property has a solid base which would be able to support vehicles and such. As these would be outdoor events only, he would like to hold these events on a Saturday morning and/or maybe Sunday morning maybe once or twice a month during the summer. He's not established any scheduled plans at this time but has developed a site plan for this property.

Alderman Kleckler made comment regarding potential sales tax revenue for the city if flea markets would be considered in the same category as 'second hand' stores.

Next item of Business – Discussion – Allowable Use (Outdoor Remote Race Track) in MU-1 Zoning District: Mark Searing asked Bill Stickel to speak to the members regarding this item. Bill Stickel brought an electric racing '10 scale' car for the members to give them an idea what type of racing cars he would be promoting. Bill would like to sponsor an electric racing car track along with viewing stands, pit area, operator towers on the west side of this property. He explained through his own enjoyment and research he has discovered how interest for this type of racing has increased over the years. He has several ideas on how to market this 'hobby' and has developed a plan accordingly. He stated these would be electric powered cars not gas powered cars due to the noise and fumes factor. He mentioned that the City of Rockford has an indoor racing track for these types of racing cars. Alderman Kleckler expressed his concern for the neighboring residents in regards to the noise factor.

Discussion was held regarding the MU-1 Zoning District ordinance which has no allowable use for these types of cars nor for flea markets at this time. This ordinance could be amended to include such events.

Acting Chairman Mark Vandersnick and the members asked Bill to bring back to the commission the set of site/layout plans for both of these events so they can review at next month's meeting. Bill Stickel will bring back his plans as requested before May 12th meeting.

Member Items: Mark Searing mentioned the city now owns the Hallman and Schmitt properties. There will be annexation hearing coming up shortly. The Casey's project is ready to start once the buildings have been demo'd which should happen shortly as well. The Dunkin Donuts project should be sending plans to the city soon. The hotel project is in its final stage and we should hear about an opening date soon.

With no further discussion, a motion was made by Chuck Koehler, seconded by Don Koehler to adjourn meeting. Motion carried. Next meeting is May 12, 2016 at 5:30pm. The meeting was adjourned at 6:30pm.

Respectfully submitted,



Acting Chairman Mark Vandersnick