

PLANNING AND ZONING COMMISSION
Thursday, June 9, 2016
5:30P.M. – COUNCIL CHAMBERS

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

Members Absent: Alderman George Logan Jr and Mayor William Wescott

Attendees: Alderman Troy Ebenezer, Laura Denning, Mary Gilmartin, Valarie Holloway, Adeline Bushar

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

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

First Item of Business – Public Hearing – Rezoning Request – Glen’s Garden Subdivision (Lots 2-5) –Change all existing zoning to MU-1: Acting Chairman Mark Vandersnick asked for a motion to open Public Hearing. A motion was made by Chuck Koehler, seconded by Don Koehler to open Public Hearing. Hearing opened at 5:34pm.

Acting Chairman Mark Vandersnick stated for the record that publication notice and mailings as presented are in compliance and there were no written communications at this time.

Robbin Blackert presented information regarding the city's request for rezoning Lots 2-5 in the final plat for Glen's Garden Subdivision. As future developers show an interest and to stay consistent with economic standards, the MU-1 zoning classification needs to be adopted at this time.

Discussion was held between P&Z members and residents who had various questions regarding future development impact. Rick Turnroth stated city has always used R-1 zoning on annexed properties in the past but understood the importance of future development in this area and why the MU-1 zoning would attract investors.

During the hearing, there were no objectors from the residents regarding this rezoning request and P&Z members were in favor of changing the existing zoning as presented.

A motion was made by Chuck Koehler, seconded by Tony Sosi to recommend to the city council the city's request to rezone Lots 2-5 in Glen's Garden Subdivision to MU-1. Vote Tally: Mark Vandersnick (yes), Rick Turnroth (yes), Chuck Koehler (yes), Don Koehler (yes), Terry Wolf (yes), Tony Sosi (yes) and Mike Spain (yes). All approved – motion carried.

Motion was made by Don Koehler, seconded by Chuck Koehler to close this Public Hearing. Hearing was closed at 6:00pm.

Second Item of Business – Public Hearing – Rezoning Request – Wayne Schmitt Property/City Property(56.39ac):

Acting Chairman Mark Vandersnick asked for a motion to open Public Hearing. A motion was made by Don Koehler, seconded by Tony Sosi to open Public Hearing. Hearing opened at 6:02pm.

Acting Chairman Mark Vandersnick stated for the record that publication notice and mailings as presented are in compliance and there were no written communications at this time.

Robbin Blackert presented information on the city's and Wayne Schmitt's behalf for this rezoning request. The city recently acquired 30 acres from Wayne Schmitt and approx 26 acres currently owned by Wayne Schmitt; whereas, rezoning is required to accommodate future development projects.

She stated prior discussions have been held with the Schmitts and the Landis' in regards to an annexation agreement and this rezoning request. She mentioned IDOT will proceed with the vacating of their easement running on the west side of this property along Route 40 in the near future.

Discussion was held between P&Z members and residents with the only resident concern pertaining to adjacent properties being required to annex into the city. Robbin Blackert assured the residents the city would not be requiring any adjacent properties to be annexed into the city at this time.

During the hearing, there were no objectors from the residents regarding this rezoning request and P&Z members were in favor of changing the existing zoning as presented.

A motion was made by Tony Sosi, seconded by Rick Turnroth to recommend to the city council the city's request and the owner's request to rezone western portion from County B-3 to City B-2 and eastern portion from County A-1 to City A-1. Vote Tally: Mark Vandersnick (yes), Rick Turnroth (yes), Chuck Koehler (yes), Don Koehler (yes), Terry Wolf (yes), Tony Sosi (yes) and Mike Spain (yes). All approved – motion carried.

Motion was made by Don Koehler, seconded by Tony Sosi to close this Public Hearing. Hearing was closed at 6:16pm.

Approval of previous months minutes – (5/12/16): Acting Chairman Mark Vandersnick asked for the members' approval of minutes for 5/12/16. Motion to approve minutes was made by Rick Turnroth, seconded by Chuck Koehler to approve minutes. All – yes – motion carried.

Next item of Business – 2015 International Zoning Code: Members stated they are still in process of reviewing both the 2015 International Zoning Code and the City's Zoning at this time. They would appreciate more time before making a final determination. Mark stated there are no time restraints regarding this item.

Member Items: Mark Searing mentioned there will be another public hearing for the Whiteside County Health Department's anticipated expansion of their dental clinic and a variance will be required for the front setback area on their property.

With no further discussion, a motion was made by Mike Spain, seconded by Tony Sosi to adjourn meeting. Motion carried. Next meeting is July 14, 2016 at 5:30pm. The meeting was adjourned at 6:28pm.

Respectfully submitted,



Acting Chairman Mark Vandersnick