

PLANNING AND ZONING COMMISSION
Thursday, May 11, 2017
5:30P.M. – COUNCIL CHAMBERS

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

Members Absent: Mayor Bill Wescott

Attendees: Patti Sword, Donald Rosengren, William Holt – NorWest Surveying Inc

Roll Call was made. Quorum was met and official business could be conducted.
Chairman Mark Vandersnick asked if there are any audience requests. There were no requests made.

First item of Business - Approval of previous months minutes - (02/09/17 and 03/30/17): Chairman Mark Vandersnick asked for the members' approval of minutes for 02/09/17 and 03/30/17. Motion to approve minutes was made by Rick Turnroth, seconded by Mike Spain to approve minutes. All – yes – motion carried.

Next item of Business – Approval – Benchmark Phase III B (Prelim-Final Plats) – Members were given copies of prelim/final plats for their review and approval. This property is located across from East Coloma School and west of Rastede's Dental Clinic property on the north side of Dixon Avenue. Water/Sewer lines are available along Dixon Avenue with storm water retention being located across the street on the west side of McNeil Road. Once the developer has established the site plan for this property; this plan will be presented to the city and Planning Commission for review and approval. There was a zoning district correction needed and the corrected plats have been reviewed by Mark Searing. Mark states the correction (B-3 to B-1) has been made by Norwest Surveying as required. A motion was made by Rick Turnroth, seconded by Chuck Koehler to recommend their approval of the prelim/final plats of Benchmark Phase III B as presented and corrected. Vote Tally: Rick Turnroth (yes), Chuck Koehler (yes), Don Koehler (yes), Mark Vandersnick (yes), Terry Wolf (yes), Tony Sosi (yes), Mike Spain (yes). Motion Carried (7-yes).

Next item of Business – Rezoning App – Whiteside County (1-1/2 mile radius) 30125 East Thome Rd – (A-1 to I-1): Members reviewed the rezoning application/petition for 30125 East Thome Rd. It was explained that as the city's property now includes a portion of the Schmitt property on IL Rte 40; this property is considered within the 1-1/2 mile of the city's jurisdiction for county zoning requests. Mark Searing mentioned the county needs to rezone this property to stay compliant with county zoning codes for the commercial business to continue operating on this property. Robbin Blackert stated the members could send an approval letter directly to Whiteside County; whereas, their recommendation to the council would not be necessary at this time. A motion was made by Tony Sosi, seconded by Don Koehler to approve this rezoning application/petition for 30125 East Thome Rd as presented. Vote Tally: Rick Turnroth (yes), Chuck Koehler (yes), Don Koehler (yes), Mark Vandersnick (yes), Terry Wolf (yes), Tony Sosi (yes), Mike Spain (yes). Motion Carried (7-yes). Members agreed to prepare and send an approval letter from Planning & Zoning Commission to the county as soon as possible as Whiteside County Zoning will have their public hearing on this item on Thursday, May 18, 2017.

Member Items: Members asked Mark Searing for any information on several projects within the city. Those mentioned were: Dunkin Donuts, El Tapitia Restaurant (fire damage restoration), and future developments along the riverfront and the Schmitt properties along IL Rte 40. The city will have development plans available at a later date; whereas, everyone is working hard on the various parameters involved with each development.

With no further discussion, a motion was made by Don Koehler, seconded by Chuck Koehler to adjourn meeting. Motion carried. Next month's regular meeting is June 8, 2017 at 5:30pm. The meeting was adjourned at 5:50pm.

Respectfully submitted,

Chairman Mark Vandersnick