

PLANNING AND ZONING COMMISSION
Thursday, September 14, 2017
5:30P.M. – COUNCIL CHAMBERS

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

Members Absent: Don Koehler, Rick Turnroth, Mark Searing – Building Inspector and Mayor Bill Wescott

Attendees: Pam Eggemier - SVM

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.

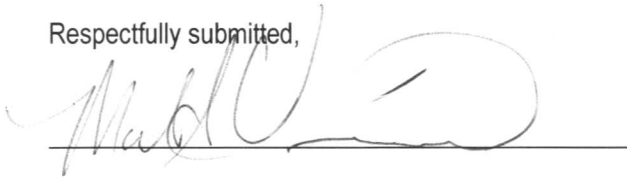
First item of Business - Approval of previous month's minutes - (05/11/17): Chairman Mark Vandersnick asked for the members' approval of minutes for 05/11/17. Motion to approve minutes was made by Terry Wolf, seconded by Mike Spain to approve minutes. All – yes – motion carried.

Next item of Business – Whiteside County Rezoning Request – 1409 Shore Acres Rd, South Shore Marina (R-2/SPU to B-2) – Chairman Mark Vandersnick asked petitioner, Terry Papoccia, to address the members on his rezoning request for his county property. Terry Papoccia passed out to the members a drawing of his proposed site plan for this property for their review. Terry wants to include a restaurant with liquor sales and video gaming on this property and would need to rezone the county's current zoning of R-2/SPU which was created back in the 1980's when the marina was first opened for business. Discussion was held regarding the potential of 'spot zoning' and how it comes into play with the city's comprehensive plan and city ordinances. Robbin stressed to the members the importance of not allowing for 'spot zoning' as it is in direct conflict with the city's comprehensive plan and ordinances. She says the concept of this expanded business would not be in question if it wasn't surrounded by R-2 zoning districts; but, putting a B-2 in the middle of R-2 zoning constitutes 'spot zoning' directly. Terry Wolf stated that this is an existing business and the chance of another business wanting to be located in this general area doesn't seem foreseeable in the future.
A motion was made by Terry Wolf, seconded by Tony Sosi to make a recommendation for the approval of this rezoning request as presented. This recommendation will be sent to city council for their final determination. Vote Tally: Chuck Koehler (no), Mark Vandersnick (yes), Terry Wolf (yes), Tony Sosi (yes), Mike Spain (no). Motion Carried (3-yes/2-no).

Member Items: Chairman Mark Vandersnick asked Robbin Blackert if she had any updated information on projects within the city. Robbin stated she has no new information at this time.

With no further discussion, a motion was made by Chuck Koehler, seconded by Mike Spain to adjourn meeting. Motion carried. Next month's regular meeting is October 12, 2017 at 5:30pm. The meeting was adjourned at 5:58pm.

Respectfully submitted,



Chairman Mark Vandersnick