

PLANNING AND ZONING COMMISSION
Thursday, December 13, 2018
5:30P.M. – COUNCIL CHAMBERS

Members Present: Rick Turnroth, Chuck Koehler, Don Koehler, Mark Vandersnick, Mike Spain, Robbin Blackert – City Administrator, Mark Searing – Building Inspector, Sylvia Frey – Secretary. City Attorney – Tom Sanders & Matt Cole were also present.

Members Absent: Terry Wolf, Tony Sosi, Mayor Bill Wescott,

Attendees: Larry McCormick, Alderman Rod Klecker & Karen Klecker

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

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

First item of Business - Approval of previous month's minutes - (04/12/18): Chairman Don Koehler asked for the members' approval of minutes for 04/12/18. Motion to approve minutes was made by Rick Turnroth, seconded by Mike Spain to approve minutes. All – yes – motion carried.

Next Item of Business – Request-Reduction in Parking/Approval – 205 E 3rd St, Rock Falls (Larry McCormick)-

Chairman Don Koehler asked Mark Searing to present this request. Mark stated that new owner, Larry McCormick, is planning to establish a banquet hall facility at this property and according to City Ordinance Sec. 34-424 would be required to provide 223 parking spaces based on building's square footage. Members reviewed correspondence from City Attorney, City Engineers and Bldg Dept's denial letter (based on city ordinance) for a request for parking space reduction to 145 spaces at this time.

Discussion was held among the members. A motion was made by Rick Turnroth to approve the parking space reduction request to 145 spaces; seconded by Chuck Koehler. Vote Tally: Rick Turnroth (yes), Chuck Koehler (yes), Don Koehler (yes), Mark Vandersnick (yes) and Mike Spain (yes). Motion Carried (5 – yes). City Attorney will draft a Resolution authorizing the reduction of parking requirements for development at 205 E. 3rd Street in Rock Falls IL for council approval.

Next item of Business – Request/Approval – Solar Farm Project – Whiteside County (West Route 30): Chairman Don

Koehler asked Robbin Blackert to present this request. Robbin stated this property is located on north side of West Route 30 – west side of Rock River just past Frank DeHaan's mobile home property which falls in the 1-1/2 mile jurisdiction of the City.

Members were given a copy of Whiteside County's comprehensive plan section addressing future land use for their review. Robbin stated according to their plan, this area is considered 'Rural Transition' designation only. Under this designation the county policies encourage rural uses for now until more urban development is market feasible; whereas, this solar farm project request would not be consistent with the county's comprehensive plan in respect to Future Land Use Qualifications. It was mentioned that Whiteside County farmland has excellent soil value and developers are intensifying their search for viable farmland as government subsidies have increased.


Mark Searing stated the developers for this project couldn't attend this meeting as they had other prospective meetings for solar projects in the Peoria area for which they deemed it necessary to attend instead.

A motion was made by Chuck Koehler, seconded by Mike Spain to object to this solar farm project in Whiteside County due to the fact that this project would not be consistent with Whiteside County's Comprehensive Plan in respect to Future Land Use Qualifications as presented. Vote Tally: Rick Turnroth (yes), Chuck Koehler (yes), Don Koehler (yes), Mark Vandersnick (yes) and Mike Spain (yes). Motion Carried (5 – yes). City Attorney will draft the required recommendation to city council.

Member Items: Don Koehler asked if there are any member items at this time. Mark Searing mentioned that he is working to putting together a packet which would include comprehensive plans for Rock Falls, Whiteside County and Sterling for each member. These packets will remain at the city and be distributed to the members to be used at future meetings. Each member will be given a copy for their home use as well.

With no further discussion, a motion was made by Chuck Koehler, seconded by Mark Vandersnick to adjourn meeting. Motion carried. Next month's regular meeting is January 10, 2019 at 5:30pm. The meeting was adjourned at 6:00pm.

Respectfully submitted,



Chairman Don Koehler