

City of Rock Falls Planning & Zoning Commission Meeting Minutes


Date: 08/08/2024

Time Meeting Started: 5:00PM

Time Meeting Ended:

Members				Also Attended	
Toni Sosi	Present	Rodney Kleckler	Present	Matt Cole	Mark Searing
Rick Turnroth	Present	Marv Blix	Absent	Jessica Mangan	Thomas Brummel
Chuck Koehler	Present	Jeffery Brown	Absent	Robbin Blackert	

Topic	Discussion	Plan of Action
Call to Order	<ul style="list-style-type: none"> Meeting was called to order by Chairman Rick Turnroth Roll call was taken 	Meeting began at 5:00 PM
Approval of 7/11/2024 Meeting Minutes	<ul style="list-style-type: none"> A motion was made by Chuck Koehler and second by Tony Sosi to approve the minutes from the 07/11/2024 Commission Meeting. 	All yes; motion carried
Public Hearing request from the City of Rock Falls to consider changes to Chapter 34, Article XIV, "Sec. 34-435-Short-term rentals" of the City of Rock Falls Zoning Code.	<ul style="list-style-type: none"> A motion was made by Tony Sosi and second by Chuck Koehler to begin the public hearing Roll call was taken Discussion was had amongst members about imposing an application fee for short term rentals. There were no audience requests. A motion was made by Chuck Koehler and second by Tony Sosi to approve the zoning amendment for short term rentals along with the recommended fee of \$275.00. Roll call was taken 	<p>All yes; public hearing began at 5:05 PM.</p> <p>All yes; motion carried</p>
Public Hearing request from Brummel Real Estate Holdings, LLC. to enter into an annexation agreement with respect to certain real property located at 3309 W. Rock Falls Road, Rock Falls, Illinois 61071 for the purpose of establishing a connection to the City's public sewer system, and to consider the zoning classification of the parcel as M-1 Light Industrial upon annexation to the City.	<ul style="list-style-type: none"> Discussion was had amongst members and City attorney Matthew Cole in regards to an annexation agreement with Brummel Real Estate Holdings for the purpose of establishing a connection to the City's public sewer system, and to consider the zoning classification of the parcel as M-1 Light Industrial upon annexation to the City. A motion was made by Tony Sosi and second by Chuck Koehler to recommend the City Council approves the annexation of 3309 W Rock Falls Rd, Rock Falls, IL 61071 with the zoning classification of B-2, with an allowance for legal non-conforming use, upon sale of said property. Roll call was taken 	All yes; motion
Audience requests	<ul style="list-style-type: none"> No audience 	No action
Member Items	<ul style="list-style-type: none"> No member items 	No action
Adjournment	<ul style="list-style-type: none"> A motion was made by Chuck Koehler and second by Tony Sosi to end the meeting. 	Meeting ended at 6:01 PM



 Commission Chairman