

PLANNING AND ZONING COMMISSION

Thursday, January 10, 2019

5:30P.M. – COUNCIL CHAMBERS

Members Present: Rick Turnroth, Chuck Koehler, Don Koehler, Mark Vandersnick, Mike Spain, Tony Sosi, Robbin Blackert – City Administrator, Mark Searing – Building Inspector, Sylvia Frey – Secretary (Jessica Mangan – New Secretary), City Attorney – Tim Zollinger & Matt Cole were also present.

Attendees: Mayor Bill Wescott, Alderman Rod Klecker, Pam Eggemier SVM

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 - (12/13/18): Chairman Don Koehler asked for the members' approval of minutes for 12/13/18. Motion to approve minutes was made by Rick Turnroth, seconded by Chuck Koehler to approve minutes. All – yes – motion carried.

Mark Searing stated that Sylvia Frey will be retiring on January 18th and her replacement will be Jessica Mangan at this time. Members thanked Sylvia for her years of service with the city and will be looking forward to working with Jessica in the near future.

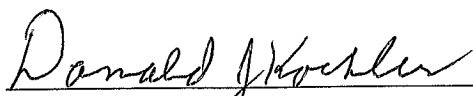
Each member was given a DVD and booklet pertaining to comprehensive plans for Rock Falls, Sterling and Whiteside County. Mark Searing asked the members to retain the booklet at city hall but the DVD's could be taken home. These will be used in future meetings pertaining to possibly revising the city's comprehensive plan which is dated 2011.

Next Item of Business – Review/Approval – Whiteside County Rezoning Request (1-1/2 mile) 12717 Lawrence Rd – Sterling (Juan Roman/Jolene Rodriguez): Chairman Don Koehler asked Robbin Blackert to present this request. Each member was given Section 4.4 from Whiteside County's Comprehensive Plan and county's zoning district map showing the designated property's R-1 status. No one was present on behalf of Juan Roman/Jolene Rodriguez for this meeting. Robbin stated that the existing church qualifies under the county's R-1 zoning as it is, but because petitioners want to develop a banquet facility on this property, R-1 zoning doesn't allow for this type of business, so B-1 would be required. According to the county's zoning map this property lies in R-1 and if B-1 zoning designation is requested; Robbin states this would be considered 'spot' zoning and not allowed according to county and city comprehensive plans. Discussion was held among the members. A motion was made by Rick Turnroth to deny this rezoning request (R-1 to B-1) for 12717 Lawrence Rd (1-1/2 mile) city jurisdiction as presented; seconded by Mark Vandersnick. Vote Tally: Rick Turnroth (yes), Chuck Koehler (yes), Don Koehler (yes), Mark Vandersnick (yes), Tony Sosi (yes) and Mike Spain (yes). Motion Carried (6 – yes).

Member Items: Chairman Don Koehler asked if there are any member items at this time. Mark Searing mentioned there's a possibility of a rezoning request for the property located in the 400 block of East 10th Street. New owner is planning to subdivide the parcels for a future multi-unit complex.

With no further discussion, a motion was made by Chuck Koehler, seconded by Rick Turnroth to adjourn meeting. Motion carried. Next month's regular meeting is February 14, 2019 at 5:30pm. The meeting was adjourned at 5:45pm.

Respectfully submitted,


Chairman Don Koehler