

MINUTES OF THE ZONING BOARD OF APPEALS MEETING HELD ON OCTOBER 19, 2017

The meeting was called to order by Chairman Ken Hartman at 7:30 PM.

Roll call was taken: **Present: Mueller, Hagenow, Boothman, Loerch, Kaempfe, Gibbs and Hartman.**

Chairman Hartman asked if there were any additions or corrections to the minutes of the July 20, 2017 meeting.

Mr. Kaempfe was not present at the July 20, 2017 meeting, and therefore could not have voted on Petition P-17-07-01 so his name needs to be removed. A motion was made by Kaempfe and seconded by Gibbs to approve the minutes of the July 20, 2017 meeting as amended. Motion carried.

The Chairman asked if there were any citizens to address the Zoning Board of Appeals. There were none.

The Chairman also asked if there were any corrections or deletions to the agenda. The Zoning Administrator stated that Roger and Shirley McNalley sent out postal notification receipts regarding their petition for a variance request for property located at 6413 Deerfield Court. The notification receipts had the wrong public hearing date. Their public hearing date is November 16, 2017.

OLD BUSINESS:

The Chairman asked if there was any old business. There was none.

PETITIONS:

Z-17-09-01 Review and Comment on Petition to consider a proposed Zoning Map Amendment to rezone a portion of Parcel #07-24-300-002-000, located at 695 North Moore Street, from R-3 Single Family to B-3 Central Business District; and, a portion of Parcel #07-24-300-002-000, located at 695 North Moore Street, from B-3 Central Business District to R-3 Single Family.

Ms. Susan Ward, petitioner, was present to speak on behalf of this petition. The Zoning Administrator commented that the public notice for this petition was published in the Waterloo Republic Times on October 4, 2017, and that the postal notification receipts had already been submitted. Ms. Ward commented that the petition is basically cleaning up the zoning classification of the area and changing it to what it really should be. Moving the property line and the rezoning for a portion of the R-3 property will allow for the existing driveway that currently extends into R-3 zoned property, but serves a B-3 Business, to now be included in the B-3 zoned portion that the driveway currently services. The rezoning of the portion of the property from R-3 to B-3 is to allow for continuity with the adjoining B-3 portion of the property. This R-3 area contains an existing creek and is not conducive to development. Allowing the portion to be rezoned B-3 will allow that adjacent B-3 lot to access

this portion of the property from the north side. Ms. Heather Knox, 605 Columbia Ave, Waterloo, Illinois also spoke on the petition stating she was neither for nor against the petition, however, she thought the B-3, Central Business District, classification had a broad based definition. She was curious if a lesser (more restrictive) zoning classification could be utilized. The Zoning Administrator stated that the classifications were based on lot size and on the zoning of the contiguous property. It was also mentioned that since the land was undeveloped, the easement between Lot 14 and Lot 15 could be vacated as there are no utilities within the easement. The stub street off Columbia would remain as a driveway entrance for Lot 4.

Motion was made by Kaempfe and seconded by Hagenow to recommend approval for a proposed Zoning Map Amendment to rezone a portion of Parcel #07-24-300-002-000, located at 695 North Moore Street, from R-3 Single Family to B-3 Central Business District; and, a portion of Parcel #07-24-300-002-000, located at 695 North Moore Street, from B-3 Central Business District to R-3 Single Family.

Petition Members voted as follows: YES – Mueller, Hagenow, Boothman, Loerch, Kaempfe, Gibbs and Hartman.

Motion carried.

NEW BUSINESS:

The Chairman asked if there was any old business. There was none.

COMMENTS:

The Zoning Administrator reported that the Comprehensive Plan is being review for the final draft. Presentations have been made to the City Council regarding the Transportation and Land Use plans. The Zoning Administrator stated he would email a copy of the plan to the Board of Appeals board members.

**Motion to adjourn the meeting at 8:53 PM was made by Loerch and seconded by Kaempfe.
Motion carried.**

Minutes respectively submitted by Mechelle Childers