

MINUTES OF THE PLANNING COMMISSION
MEETING HELD ON November 14, 2022

The meeting was called to order by Rau at 7:30PM.

Roll call was taken: **Present:** Rau, Hicks, Lutz, Pittman, Youngs

Rau asked if there were any additions or corrections to the minutes from October 10, 2022 Planning Commission meeting. There were none. A motion was made by Youngs and seconded by Pittman to approve the minutes of the October 10, 2022 meeting minutes. **Motion carried.**

Rau asked if there were any citizens to address the Planning Commission. There were none.

Rau asked if there were any corrections or deletions to the agenda. There were none.

OLD BUSINESS: Rau asked if there was any old business. There was none.

PETITIONS:

Z-22-11-01 Review and Comment on a Petition to consider a proposed Zoning Map Amendment for Parcel No. 07-25-336-001-000, Parcel No. 07-25-336-003-000, and Parcel No. 07-25-336-002-000, more commonly known as 502 Walnut Street, 502 Walnut Street (Rear), and 500 Walnut Street from R-3 Single Family Residential to I-1 Light Industrial as requested by owners, William Ebeler, Jeanne Ebeler, and Amanda Ebeler.

William Ebeler was present to represent the petition.

Rau questioned how the property located at 502 Walnut Street (Rear) became landlocked. Ebeler stated this change happened sometime when the State of Illinois took possession of the Railroad property. Rau stated that the comprehensive plan does not show a future land use other than the current R-3 however, I-1 use is justified due to the properties abutting Route 3 and existing I-1 zoning.

Lutz inquired if Mr. Ebeler built the Quonset hut located at 502 Walnut Street. Mr. Ebeler stated that he purchased the building in 1978 and it has always been using the building for his stainless steel metal fabrication shop.

Nearby resident Christopher Blankenship commented on what the future holds for the dead end part of Walnut Street. Lengthy discussion took place if part of the road would be vacated where the property owners at 502 Walnut and 505 South Moore would receive a proportion of the street or if the street would remain and some type of barrier would be placed at the end to keep traffic from using walnut street to access route 3. Krebel stated that he wanted to wait to see if this petition passes before the City of Waterloo and the property owners abutting the dead end of Walnut Street meet to discuss.

Krebel mentioned at this time no one has contacted him with positive or negative feedback.

Recommendation: A motion was made by Lutz and seconded by Hicks for a favorable recommendation for the zoning map amendment petition to zone the property to a I-1 zoning district.

Members voted as follows:

YES – Rau, Hicks, Lutz, Pittman, Youngs

Z-22-11-02 Review and Comment on a Petition for a Special Use Permit as permitted by 40-4-10 to allow a private greenhouse at 610 Paula Drive, Parcel No. 07-25-317-013-000 located in a R-5 Zoning District, as requested by petitioner, Matthew Schweizer.

Matthew Schweizer was present for this petition.

Mr. Schweizer stated that he wants to install a 200 square foot private greenhouse per the new City Ordinance which was recently passed. The proposed greenhouse will be purchased as a pre manufactured kit and will not be DIY. He will have this professionally installed on a concrete pad by a contractor when the weather permits.

Pittman inquired if a building permit would be required. Krebel answered yes the owner would need to submit an application for permit to make sure zoning setbacks are met, the structure meets the new ordinance passed last month, and any conditions that the Planning Commission and/or Zoning Board of Appeals would place.

Lutz stated since the primary building at subject property was a duplex does the zoning still only allow two accessory structures on the lot. Krebel stated ordinance allows only two accessory structures per lot.

Rau stated that he liked the manufactured aspect of the petitioned greenhouse and that it was not a DIY type of structure.

Rau inquired what if someone in the future petition a DIY type of greenhouse. Hicks stated that tonight's petitioned greenhouse sets a high standard for anyone else who wants to petition for a greenhouse and it would be recommended that future petitioners need to propose a similar type of design.



Pittman inquired what the heat source is. Mr. Schweitzer stated that since the greenhouse only needs to be heated around 50 degrees in the winter he would use an electric area heater.

Krebel read a positive email from abutting property owner, David Balaski, located at 611 Paula drive.

Recommendation: A motion was made by Hicks and seconded by Youngs for a positive recommendation to the Zoning Board of Appeals to allow the proposed Sigma 20 greenhouse or similar premanufactured greenhouse located at 610 Paula Drive.

Members voted as follows:

YES – Rau, Hicks, Lutz, Pittman, Youngs

COMMENTS: December meeting we will discuss a petition to possibly modify the accessory building section to allow pre manufactured patio cover kits

Motion to adjourn the meeting at 8:00PM was made by Lutz and seconded by Pittman. Motion carried.
Minutes submitted by Nathan Krebel.