

MINUTES OF THE PLANNING COMMISSION
SPECIAL MEETING HELD ON May 19, 2021

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

Roll call was taken: **Present: Rau, Hicks, Lutz, Voelker, Frederick, Gaitsch**
Absent: Pittman

Chairman Rau asked if there were any additions or corrections to the minutes from May 10, 2021 Planning Commission meeting. Frederick commented on a clarification on the process of the zoning text amendment petition (Z21-05-01). The Planning Commission makes a recommendation to the Waterloo Zoning Board of Appeals (ZBA), the ZBA will make a recommendation to the Waterloo City Council, and City Council will decide whether or not to add the definition into the city's code of ordinances.

A motion was made by Gaitsch and seconded by Frederick to approve the minutes of the May 10, 2021 meeting as presented. **Motion carried.**

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

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

NEW BUSINESS: The Chairman asked if there was any new business. There was none.

PETITIONS: There were none.

OLD BUSINESS:

Z-21-05-01 Review and Comment on a Petition by Adrian and Leisa Martinez to consider a Zoning Text Amendment to have "Recovery Residences" added in Section 40-1-15 Definitions, and Section 40-2-3(B) as a Special Use in the B-2 General Business District.

Chairman Rau announces that the Commission will not be receiving public comment tonight.

Chairman Rau also emphasized that the Commission will only be discussing whether to recommend adding a definition for a recovery residence into Waterloo's Zoning Code of Ordinances, how that definition would read, and whether it is appropriate for Special Use in B-2 Zoning. He asked for a straw poll of Commission members who would want to explore language for the definition. The Commission agreed that they want to explore a definition.

Voelker asked a series of questions to better understand the level of facility the petitioners wish to operate as related to the National Association of Recovery Residences facility levels, if they would register with the State of Illinois, and what certifications they could receive. Leisa Martinez commented that they would plan to operate between a level 3 and level 4 facility form the NARR standards and that they will seek certification.

Voelker noted that the state of Illinois's definition of a recovery residence is an umbrella definition that encompasses all levels of recovery residences in the state. As a result of the previous meeting, the Planning Commission would like to see more specificity, a certification process, and standards by which a recovery residence would be run.

Over the last week, members of the Planning Commission individually sent discussion directly to Nathan Krebel, who then put together 3 definitions of a recovery residence for the Commission to consider. Chairman Rau read each of the definitions into the record. The definitions read as follows:

Original State of Illinois Definition:

A sober, safe, and healthy living environment that promotes recovery from alcohol and other drug use and associated problems. These residences are not subject to Department licensure as they are viewed as independent living residences that only provide peer support and a lengthened exposure to the culture of recovery.

Planning commission Revised Recovery Residence Definition (based on individual email feedback sent directly to Nathan Krebel):

A non-profit, 24-hour, employee staffed building including a sober, safe, access controlled, healthy living environment that promotes recovery from alcohol and other drug use and associated problems. These residences are not subject to Department licensure as they are viewed as independent living residences that only provide peer support and a lengthened exposure to the culture of recovery. Residents shall reside for a minimum of 60 days and no longer than 90 days. Location should not exceed 24 residents at any given time.

Nathan Rau's Revised Recovery Residence Definition:

A facility that offers a sober, safe, and healthy living environment that promotes recovery from alcohol and other drug use associated problems. Clients must be voluntary (not required as a part of a prison sentence) and only permitted to leave the residence under direct supervision of employees. The facility must have employees on premises 24 hours a day, 7 days a week. The minimum planning program shall be 60 days, and the maximum planned program shall be 90 days. Visitors shall be limited to one visit per week to minimize traffic effects on the area. The residence shall also meet the standard set forth by the National alliance of Recovery Residences and be Certified by the Illinois Association of Extended Care.

The commission proceeded to discuss what they would like to modify in a definition for the City of Waterloo. After discussing the three definitions, the definition below was read and proposed.

A non-profit facility that offers a sober, safe, and healthy living environment that promotes recovery from alcohol and other drug use associated problems. Clients must be voluntary (not required as a part of a prison sentence) and only permitted to leave the residence under direct supervision of staff members. The facility must have employees on premises 24 hours a day, 7 days a week. The minimum planned program stay shall be 60 days, and the maximum planned program stay shall be 90 days. Locations shall not exceed 24 residents at any given time. Visitors shall be limited to one visit per resident per week to minimize traffic effects on the area. The residence shall also meet the standards set forth by the NARR and be certified by the IAEC within 12 months.

The Commission also considered if Special Use under B-2 Zoning would be an appropriate place for a recovery residence. Lutz commented that it seems like an appropriate place and Chairman Rau agreed. If the definition is added to the Special Use list within B-2 Zoning, it would require any petition to come before the Planning commission and the Zoning Board of Appeals.

Chairman Rau entertains a motion to add the definition of a recovery residence to the City of Waterloo's zoning code of ordinances to allow it as a special use under B-2 Zoning. The definition is to read as follows:

A non-profit facility that offers a sober, safe, and healthy living environment that promotes recovery from alcohol and other drug use associated problems. Clients must be voluntary (not required as a part of a prison sentence) and only permitted to leave the residence under direct supervision of employees. The facility must have employees on premises 24 hours a day, 7 days a week. The minimum planned program stay shall be 60 days, and the maximum planned program stay shall be 90 days. Locations shall not exceed 24 residents at any given time. Visitors shall be limited to one visit per resident per week to minimize traffic effects on the area. The residence shall also meet the standards set for by the NARR and be certified by the IAEC within 12 months.

Recommendation: Hicks motions for favorable recommendation for the updated definition as it reads in bold above. Motion seconded by Lutz.

Members voted as follows:

YES – Rau, Hicks, Lutz, Voelker, Frederick, Gaitsch

Absent: Pittman

COMMENTS: Next meeting of the Waterloo Planning Commission will be on June 21, 2021.

Motion to adjourn the meeting at 9:08PM was made by Voelker and seconded by Gaitsch. Motion carried.

Minutes respectfully submitted by Lauren Voelker.