

MINUTES OF THE PLANNING COMMISSION
MEETING HELD ON November 8, 2021

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

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

Chairman Rau asked if there were any additions or corrections to the minutes from October 12, 2021 Planning Commission meeting. A motion was made by Pittman and seconded by Hicks to approve the minutes of the October 12, 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.

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

PETITIONS:

Z-21-11-04 Review and comment on a Petition for a Special Use Permit One Year Extension for a Single Family Dwelling to be constructed in a B-3 Zone District as allowed by 40-2-3(B) of the Zoning Code of the City of Waterloo, IL regarding property otherwise known as Lot No. 2 Remlok Business Park (Parcel No. 08-19-166-002-000).

Allen Brand, the property owner, is petitioning for a one-year extension on the special use permit for Lot No. 2 Remlok Business Park and still intends to build a residential structure on the lot. The extension would stretch one year from the time City Council OK's the permit extension. Special Use permits do not run with the land. They are good for two years with a possible one-year extension to exercise the permit. If the extension is granted, Brand would need to have the building permit issued within the year and then utilize it within 180 days of issuance.

Voelker, who was not a member of the Planning Commission when the previous Special Use Permit was issued, commented that she sees no issue with residential structure on the lot besides that it is outside the continuity of the Remlok Subdivision and technically in the adjacent business park.

Rau asked if because Lot No. 2 is outside Remlok Subdivision proper if it should follow the building restrictions of Remlok. The Commission and Brand agreed that it should. This would be an exact extension of the previous Special Use Permit and unless Brand wanted to change something, the original restrictions will carry forward with the extension.

Recommendation: A motion was made by Hicks and seconded by Lutz for a favorable recommendation to allow for a one-year extension of Special Use Permit for a single-family dwelling to be constructed on Lot No. 2 Remlok Business Park.

Members voted as follows:

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

NEW BUSINESS: There was none.

COMMENTS:

Motion to adjourn the meeting at 8:04PM was made by Lutz and seconded by Hicks. Motion carried.
Minutes respectfully submitted by Lauren Voelker.