

## Planning Committee Meeting Minutes

August 5, 2019

Front Conference Room

Meeting called to order at 6:30 pm by Planning Chairman Clyde Heller with following committee members in attendance: Steve Notheisen, Russ Row, Kyle Buettner, City Zoning Officer Jim Nagel, James Hopkins, Stan Darter, James Trantham, Attorney Dan Hayes, Mayor Thomas Smith, and Public Works Director Tim Birk. Committee member Aldermen Russ Thomas was not in attendance.

Minutes of previous Joint Planning and Ordinance meeting of 6-24-19 were approved at the 07-08-19 Utility Meeting. City Zoning Officer Jim Nagel requested withdrawal of agenda item 4. Meeting agenda approved.

Agenda Item 1: Petitions by citizens on non-agenda items. No citizens present for non-agenda items.

Agenda Item 2: Lot #5 Northwinds Rezoning. Jim Nagel provided copies of Planning Commission Minutes from July 8-2019. Minutes reflected no citizen comments and recommended approval to Rezone from B-3 Central Business District to R-2 Single Family Residential. He also provided minutes of the Zoning Board of Appeals minutes of July 18, 2019. The Zoning Board of Appeals has objection presented by nearby residents and 30 petitioners. After review, the Zoning Board of Appeals recommended no approving the requested change to R-2. Discussion concerning the results of Planning Commission and Zoning Board of Appeals meetings. Motion to reject petition to rezone to R-2 made by Steve Notheisen, second by Russ Row. Vote 4-0. This item will appear on City Council Agenda for full Council vote based on recommendation to reject petition.

Agenda Item 3: 301 W. Mill Street Accessory Building. Mr. Nagel presented information involving accessory building that replaces a deteriorated building at the rear of lot. This lot is part of the Overlay District. The replacement building is approximately 900 square feet and has more setback than former structure. Motion made by Steve Notheisen, second by Russ Row to recommend approval to City Council as required by Overlay District ordinance. Mr. Nagel will submit for Council action.

Agenda Item 5: Short-Term Rentals. City Attorney Dan Hayes addressed this agenda item. He provided advance reading materials for this item, however two committee members did not receive the material. Discussion on topic resulted in how the City learns of when an Air Bed and Breakfast (AB&B) applies to a single family home in a subdivision, what impacts it may have on neighborhood, collection of tourism tax. Following discussion, it was determined to research further before attempting to address this.

Agenda Item 6: Comments. Jim Nagel presented a request from Bill Ebler with a request to include his property located next to I-2 zone adjoining Illinois Route 3 in the Industrial Zone. He also requested the vacating of Walnut Street in front of his building. It would become a private drive. We found no objection to including his property in I-2 Zone. We were a no for vacating Walnut Street.

Jim Hopkins suggested that in the future, when Zoning Board of Appeals needs mailings to surrounding residents, the Planning Commission will also be included in this notification to assist them in receiving input from adjoining property owners. Jim Nagel will make change.

Motion to adjourn made by Russ Row, second by Steve Notheisen, Adjourning at 7:20. Minutes submitted by Clyde Heller.