

Pekin Planning Commission Meeting
Council Chambers
111 South Capitol Street, 2nd level
July 13, 2016
5:30pm

Present:

Jim Jones
Ron Knautz
Chris Deverman
Daryl Dagit
Bill Craig
Steve Thompson
Don Hild
James Ruth
Amy Williams

Absent:

Chris Deverman
Jim Jones

The regular meeting of the Pekin Planning Commission was called to order and a quorum was declared.

Staff present: Code Enforcement Officer Shana Wade, Interim City Manager Sarah Newcomb and Attorney Scott Kriegsman, Mayor McCabe, Mike Guerra.

MOTION by Steve Thompson, Seconded by Ron Knautz to approve the agenda as presented. On roll call vote, All present voted AYE. Motion approved.

MOTION by Daryl Dagit, Seconded by Jim Ruth to approve the April 13, 2016 minutes as presented. Steve Thompson, Amy Williams, James Ruth, and Don Hild abstained. On roll call vote, All present voted AYE. Motion approved.

City Council Action Reports:

Ordinance 2742-OA-15/16 adopted – Received and Filed Planning Commission Minutes 04/13/16
Annual Appointments of Planning Commission Members Resolution No. 24-16/17 – May 19, 2016.

Informal Hearing: Antique Automobile Storage and Light Industrial/Charles and Carolyn Johnson – 515 Main Street.

Hearing #1 (07-1900): Special Use Petition of property located at 515 Main Street currently Zone as I-2 (General Industrial District) with a legal description of Sec. 3 T24N R5W Cincinnati Addn Lot 140 NW ¼.

Open Public Hearing: The board spoke with the potential purchaser of the property and discussed his use and the details of the property. They discussed the property would only be used for personal use and not a “business” running cars in and out of there all the time. Mr. Craig and Mr. Knautz explained that if there were any changes to his intended use or if he were going to have any employees that he would have to come back to the board for another special use.

Close Public Hearing:

Motion made by Steve Thompson, seconded by Ron Knautz to approve the Special Use of the property located at 515 Main Street. Ron Knautz added to the motion to mention no commercial use, no employees and personal use only. On roll call vote, All present voted AYE. Motion carried.

Informal Hearing: Automotive Repair Shop/Derek and Kelly Alwood, 2202 Court Street

Hearing #2 (07-1901): Special Use Petition for property located at 2202 Court Street currently zoned as B-1 (Local Business District) with a legal description of Sec 1 T25N R5W Briggs Heights Addn Lot 39 SE ¼.

Open Public Hearing: The Commission had extensive discussion with the potential owners of the property regarding ingress and egress onto the property. The Commission asked for a more detailed site plan showing doors and access within the building. They also suggested having some sort of agreement with the neighbors for access if that was going to be necessary.

Close Public Hearing:

Motion made by Thompson, seconded by Ruth to table this hearing until further information is provided.

Informal Hearing: Advanced Medical Transport (AMT) – Jim Hein, Hein Constructions and Pekin Hospital

Hearing #3 (07-1902): Special Use Petition for property located at the Southwest corner of Park Ave. and South 13th Street with legal description of Sec 2 T24N R5W Vacated RR Tracks to Adjacent to Lot 27 Maus Addn. NE ¼. Rezoning partial of three properties located at the Southwest corner of Park Ave. and South 13th Street from P-1 (Parking District) and R-4 (Residential District) to B-3 (General Business) with a Legal Description of Sec 2 T24N R5W Maus Subd. Lot 27 NE ¼; Sec 2 T24N R5W Vacated RR Tracks & Adjacent to Lot 27 Maus Addn. NE ¼; Sec 32 T24N R5W Orchard Grove Addn Lot 10 NE ¼ with the following PIN #'s 04-10-02-229-008; 04-10-02-229-018; 04-10-02-232-001.

Open Public Hearing: Several residents that live around the area came in to speak. Speeding on 13th and Park Avenue, and cars don't stop at Park Ave. Fire Trucks that go through the area are loud. Drugs being sold at the Pekin Hospital parking lot.

Close Public Hearing:

MOTION by Daryl Dagit Seconded by Jim Deverman to approve the Ordinance change 9-10-8-2 of the Code. On roll call vote, All present voted AYE. Motion approved.

Board discusses code revisions and it is noted that the City will be moving to update the building code 2015. The Board may want to wait until that is in place before adjusting our codes to ensure alignment.

Bill Craig invites Shana to contact him anytime with questions or concerns. He would like to have a meeting with Shana to discuss the Board's role and procedures.

Informal:

1) Pending Annexation: 68 Grove Place, Pekin, IL 61554

Public input: None

No other business being done the meeting adjourned at 7:03pm.

Respectfully submitted:

Paula Gensel, Administrative Assistant