

Minutes based off notes and digital recorder.

Pekin Planning Commission Meeting
Council Chambers
111 South Capitol Street, 2nd level
August 10th, 2016
5:30pm

Present:

Bill Craig
Ron Knautz
Chris Deverman
Daryl Dagit
Don Hild
James Ruth
Amy Wilson

Absent:

Jim Jones
Steve Thompson

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

Bill Craig

Staff present: Code Enforcement Officer Shana Wade, Attorney Sue Bosich, and City Engineer Mike Guerra.

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

Bill Craig requested to the move the minutes of July 13, 2016 to the end of the this meeting.

Council Action Reports:

No City Council Action Reports.

Informal Hearing: Automotive Repair Shop/Derek and Kelly Alwood, Representative

Hearing #1 (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 ½.

Open Public Hearing: 5:38pm

Derek and Kelly Alwood explained their drawing that they presented to the Planning Commission. 3 parking spaces to the east. Will add entry door on the Southside of building. Should be able to get two rows of parking. Most area is paved now. This property is financial feasible for us and a good location.

Close Public Hearing: 5:40pm

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Motion made by Ron Knautz, seconded by ??? to approve the Special Use of the property located at 2202 Court Street with restrictions; hard surface parking, hard surface driveway and no outside work done outside of building, and enclosed screen around the dumpster. On roll call vote, Jim Ruth and Ron Knautz NAY, Bill Craig, Chris Deverman, Daryl Dagit, Don Hild, and Amy Wilson voted AYE. Motion carried 5-2.

Discussion: Ron asked how much distance from building the other driveway (9.5 feet to property line and butts to the driveway.) Shana will check the codes. Roof will be raised 4 foot. What is to the west of the building. Chris, asked about the house next door and the property line. The property line is right on their driveway. This has not been surveyed. Do we allow screening at all? Fence runs north and south of this property. Fencing would be required when butts up to property (residential). This can be natural screening such as bushes, shrubs, etc. Sunset Hills butts up to the back. How much of hard surfacing will you plan on doing to this property? Cannot park on non-hard surface. We have to make sure the hard surface has the number of parking spaces it needs. Can a garbage truck get down the 9' driveway? Yes, he believes it will be able too. Concrete in the front of the proposed business already.

Public Input:

Scott Ship/T & J Excavating & Concrete at 1516 S. 14th Street has an issue with the Ordinance on City Code for 24' wide driveways at ROW for residences. New homes have 3 stall garages with driveways that are a lot wider than 24'. Most new subdivisions have the 3 stall garage driveways. He believes the code needs to be looked at. Another issue is in winter when you are not allowed to park on the street, would help to have larger footage for driveways.

No other business to come before the Planning Commission.

Mike Guerra, move forward with AMT. Motion was Special Use and Rezoning. There was some problems with the wording as to why this was not on the Council Agenda for the July 25th meeting. AMT wanted to rezone to B-3. Planning Commission approved for a B-3. According to the Clerk, we needed a Motion for the Special Use and a Motion for the rezoning of the parcel. This should have been two separate Hearings and we grouped it as one. Attorney Sue Bosich stated you cannot vote on it tonight, but if you understood what you were voting on at that meeting, then yes, you can amend the minutes tonight. The Chair will entertain a motion to approve the minutes with amending them to read Special Hearing #3 and rezone to B-3. We also need to Amend the minutes to take Daryl Dagit's name off of the minutes, he did not attend the meeting and also Amy Williams should be Amy Wilson.

Motion made by Ron Knautz, seconded by James Ruth to approve the amended minutes of July 13, 2016 to reflect the changes: AMT Hearing #3 Special Use and also rezone to B-3; Amy Williams should be Amy Wilson, and remove Daryl Dagit from the minutes, as he was absent. On roll call vote, All present voted AYE, Daryl Dagit abstained. Motion approved.

Respectfully submitted:

Paula Gensel, Administrative Assistant

Shana Wade, Code Enforcement Officer/Building Inspector