

Chairperson Wiesehan, stated the image has to be static for 10 seconds before it changes.

Senior Urban Planner Weick, stated there is a 10 second requirement for each image. The image itself needs to be static.

Senior Urban Planner Weick, clarified for the applicant that the number of ADA parking spaces is based on the total number of parking spaces available, not on the number of persons regularly at the building.

Patrick Kirchhofer applicant, stated they want to provide accessible parking but don't have many employees or visitors that would utilize accessible parking. The Farm Bureau has been in Peoria since 1912, almost 110 years in Peoria County, has over 12,000 members, and offers a number of programs for members and the community. They want to advertise the seasonal produce and events at the Farm Bureau. Only 1- 2% of community members grow up on farms and know where food comes from; the Farm Bureau wants to educate the consumer and community where their food comes from.

Chairperson Wiesehan, questioned if they need 4 accessible parking spots with total property, could they have 2 on lower level and 2 on upper level parking lot?

Senior Urban Planner Weick, in response to the commission stated the condition to stripe ADA parking spaces requires 3 accessible spaces in the upper lot and 1 in the lower lot, based on size.

Chairperson Wiesehan opened the public hearing at 3:38 PM.

There being no further public testimony, Chairperson Wiesehan closed the Public Hearing 3:38 PM.

Discussion on the Findings of Fact was held.

**Motion:**

Commissioner Barry made a motion to approve; seconded by Commissioner Martin.

The motion was approved by roll call vote 4 to 0.

Yes: Wiesehan, Heard, Barry, Martin - 4

Nay: None

**PZ 607-2021**

Hold a Public Hearing and forward a recommendation to City Council on the request of Pauline Agbodjan-Prince to obtain a Special Use in a Class R-3 (Single-Family Residential) District for a Short Term Rental, for the property located at 3302 N Brooks Lane (Parcel Identification No. 13-25-478-006), Peoria IL (Council District 4)

Senior Urban Planner, Josh Naven, Community Development Department, read the case into the record and summarized the request.

The Development Review Board recommends approval of the request for a short term rental with the following conditions:

1. Fire extinguishers shall be installed according to the 2018 International Fire Code Chapter 9, Section 906.
2. Interconnected smoke alarms shall be installed according to the 2018 International Fire Code Chapter 9, Section 907.
3. Carbon monoxide detector shall be installed according to the 2018 International Fire Code Chapter 9, Section 915.2.1.
4. Additional dwelling units cannot be added to the duplex.

5. Occupancy of the short term rental shall not exceed the standards set forth in the Building and Fire Code of ten (10) guests. Of the maximum occupancy allowed, no more than six (6) adult guests may stay in the dwelling unit at any given time.
6. The owner shall obtain and maintain a valid Short Term Rental license from the City of Peoria and the owner shall pay Room Rental Use or Privilege tax to the City of Peoria.
7. An approved Special Use is valid for the Applicant only as identified on the special use application submitted to the Planning & Zoning Commission. An approved Special Use shall become null and void upon any change in ownership of the property which results in the removal of all prior applicants. Such change in ownership of the property will require a new special use application and approval.
8. The driveway shall be replaced with an all-weather dustless surface such as asphalt or concrete. Appropriate driveway permits shall be obtained.

Pauline Agbodjan-Prince, applicant and property owner, was not present at the time of the hearing.

Chairperson Wiesehan opened the public hearing at 3:49 PM.

There being no further public testimony, Chairperson Wiesehan closed the Public Hearing 3:49 PM.

Discussion on the Findings of Fact was held.

Chairperson Wiesehan, questioned if the short term license will not be available until driveway is fixed.

Senior Urban Planner Naven, stated the conditions are all encompassing.

**Motion:**

Commissioner Heard made a motion to approve; seconded by Commissioner Martin.

The motion was approved by roll call vote 4 to 0.

Yes: Wiesehan, Heard, Barry, Martin - 4

Nay: None

**CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION**

There were no citizen requests to address the Commission.

Community Development Director Dulin, in response to the commission, explained a license for a short term rental is always needed. A special use for a short term rental is needed for owner occupied property if there will be guests when the owners are not present.

The commission discussed possible measures to require all short term rentals to have a local property manager, if the property owner is not local.

Community Development Director Dulin in response to the commission, stated staff will research use of pools at short term rentals.

**ADJOURNMENT**

Commissioner Heard made a motion to adjourn; seconded by Commissioner Martin at approximately 4:03 PM.

The motion was approved unanimously by roll call vote 4 to 0.

Irina Riggerbach, Development Technician