

**: OFFICIAL PROCEEDINGS :**

**: OF THE CITY OF PEORIA, ILLINOIS :**

A meeting of the Planning and Zoning Commission was held on Thursday, August 6, 2015, at 1:00 p.m., City Hall, 419 Fulton St, Room 400.

**ROLL CALL**

The following Planning and Zoning Commissioners were present: Chairperson Wiesehan, Vice Chairperson Misselhorn, Commissioners Anderson, Heard, Durand, Unes, Viera – 7.

City Staff Present: Leah Allison, Kimberly Smith, Shannon Techie, Raven Fuller

**SWEARING IN OF SPEAKERS**

Speakers were sworn in by Staff Member Fuller.

**MINUTES**

Upon review of the minutes, Commissioner Viera noted that the date on the first page was incorrect and the name of a commissioner was incorrect.

**Motion:**

Commissioner Durand moved to approve the minutes of the Planning and Zoning Commission meeting held on July 7, 2015; with corrections. Seconded by Commissioner Anderson.

The motion was approved unanimously by viva voce vote 7 to 0.



**CASE NO. PZ 15-35**

PUBLIC HEARING on the request of Bremen Development, Inc for approval of an Annexation Petition and Annexation Agreement and to rezone property from a Class R-3 (Single Family Residential) District to a Class A-1 (Agricultural) District for the property located north of Parcel Identification No. 08-35-300-030, south of Parcel Identification No. 08-35-100-025, west of Parcel Identification No. 08-35-300-026, and east of Orange Prairie Road. The property is identified as Parcel Identification No 08-35-300-037, with a temporary address of 9600 N Orange Prairie Road, Peoria, IL.

Senior Urban Planner Leah Allison, Community Development Department, read Case No. PZ 15-35 into the record and presented the request for annexation and rezoning. Ms. Allison stated that upon annexation properties are automatically zoned R-3 and that the petitioners have requested to rezone to class A-1. Staff recommends approval.

Petitioner Mike Honegger stated that the owner purchased the land as an investment in the future. The property will remain 8 acres of farmland consisting of beans and/or corn.

There being no interest in testimony, Chairperson Wiesehan closed the Public Hearing.

**Motion:**

Commissioner Heard moved to approve as requested; Seconded by Commissioner Misselhorn.

**Discussion:**

Commissioner Viera stated that annexation cases are typically always approved by the commission and he disagrees with this practice. He stated that annexing properties for the sole purpose to expand allows the city to break even financially at best, and going forward, if an annexation case does not have a clearly defined project he will be voting against it.

Chairperson Wiesehan stated that he would like the City to do research in future cases that will monetize the annexation for the commission.

Commissioner Misselhorn stated that roads and utilities are already extended to this property and therefore the annexation will expand the tax base.

The motion was approved by showing of hands.

Yeas: Chairperson Wiesehan, Commissioners Anderson, Heard, Unes, Misselhorn, Durand – 6;

Nays: Viera –1.

**CASE NO. PZ 15-37**

PUBLIC HEARING on the request of Rod Hamby of Overland Properties, to rezone property from the R-4 (Single Family Residential) District to P-1 (Parking) District, for the property located at 1911 W. Martin Street (18-07-432-016) and 205 S. Western Avenue (18-07-432-010), Peoria, IL (Council District 1).

Senior Urban Planner Kimberly Smith, Community Development Department, read Case No. PZ 15-37 into the record and presented the request to rezone from R-4 to P-1 in order to create access and parking for a retail store.

Petitioner Carla Kimmell stated that they plan to purchase the parcels upon rezoning to allow the retail establishment to create access and parking to the property. She stated that with Aldi leaving the area they are attempting to provide support to the neighborhood.

Commissioner Misselhorn asked what the store will be.

Kimmell stated that it will be a Dollar General.

Charlie Simpson, nearby resident, asked for clarification on the project. He stated that the parking lot would be located in his rear yard and wanted to know what the increase in traffic would be to the area, if the project would raise or lower his taxes, and if there would be any potential safety concerns.