

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

A meeting of the Planning and Zoning Commission was held on Thursday, January 5, 2017, at 1:00p.m., at City Hall, 419 Fulton St., in Room 400.

**ROLL CALL**

The following Planning and Zoning Commissioners were present: Michele Anderson (arrived at 1:03p.m.), Wes Durand, Eric Heard, Richard Unes, Mike Wiesehan– 5. Commissioners absent: Mark Misselhorn, Nick Viera – 2.

City Staff Present: Leah Allison, Joshua Naven, Kimberly Smith, Madeline Wolf

**SWEARING IN OF SPEAKERS**

Speakers were sworn in by Staff Member Madeline Wolf.

**MINUTES**

Commissioner Unes moved to approve the minutes of the Planning and Zoning Commission meeting held on December 1, 2016; seconded by Commissioner Heard.

The motion was approved viva voce vote 4 to 0.

**REGULAR BUSINESS****CASE NO. PZ 17-01**

Hold a Public Hearing and forward a recommendation to the City Council on the request of Edward and Beth Olehy for approval of an Annexation Petition and Annexation Agreement for the property located at the south of Charter Oak Road and west of Charter Oak Lane and addressed as 5403 N Charter Oak Lane. The property is also identified as Parcel Identification No. 13-23-200-003, Peoria, Illinois (Council District 5).

Senior Urban Planner, Joshua Naven, Community Development Department, read Case No. PZ 17-01 into the record and presented the request. Mr. Naven provided the summary of the proposal, background of the subject property, and the Development Review Board Analysis as outlined in the memo.

The Development Review Board recommended APPROVAL of the request.

Mr. Naven noted the e-mail correspondence as part of the application included in the agenda packet that stated Mr. Olehy would be unable to attend the commission meeting. Mr. Naven read the letter into the record.

Chairperson Wiesehan supported the request and said he appreciated Mr. Olehy's letter.

With no interest from the public to provide testimony, Chairperson Wiesehan closed the Public Hearing at 1:08p.m.

**Motion:**

Commissioner Unes made a motion to approve the request as presented; seconded, by Commissioner Durand.

The motion was approved viva voce vote 5 to 0.

**CASE NO. PZ 17-02**

Hold a Public Hearing and forward a recommendation to City Council on the request of Willie Simmons, of TNT Tires & Auto, to obtain a Special Use in a Class CN (Neighborhood Commercial) District to allow for Auto Sales, with Waivers, for the property located at 2203 SW Jefferson Street (Parcel Identification No. 18-17-180-001), Peoria, Illinois (Council District 1).

Senior Urban Planner, Kimberly Smith, Community Development Department, read Case No. PZ 17-02 into the record and presented the request. Ms. Smith provided the summary of the proposal and requested waivers, background of the subject property, and the Development Review Board Analysis as outlined in the memo.

The Development Review Board recommended APPROVAL of the request with the following conditions: