

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

A meeting of the Planning and Zoning Commission was held on Thursday, August 7, 2014, at 1:00 p.m., Peoria Police Station, 600 SW Adams Street, Room 102.

ROLL CALL

The following Planning and Zoning Board Commissioners were present: Commissioners Wiesehan, Heard, Anderson, Durand, Misselhorn, Unes, Viera, - 7.

City Staff Present: Ross Black, Don Leist, Kimberly Smith, Josh Naven, Shannon Techie, and Leah Allison

SWEARING IN OF SPEAKERS

Speakers were sworn in by Mr. Bob Hall.

MINUTES

Commissioner Durand moved to approve the minutes of the Planning and Zoning Commission meeting held on July 3, 2014. Seconded by Commissioner Unes.

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

CASE NO. ZC 14-20

PUBLIC HEARING on the request of Julie Waldschmidt to amend an existing Special Use Ordinance No. 15,185 for a shopping center, in a Class C-2 (Large Scale Commercial) District to add a dumpster enclosure, with waivers, for the property identified as Parcel Identification No. 14-08-226-025 with an address of 7815 N Knoxville Avenue, Peoria, IL. (Council District 5).

Senior Urban Planner Leah Allison, Community Development Department read Case No. PZ 14-20 into the record, presented details and noted that the petitioner had revised the request to alternative landscape screening instead of garbage enclosures. Ms. Allison stated that Staff recommends denial of the request and recommends the requirement of garbage enclosures per the Zoning Ordinance.

Russ Waldschmidt, Petitioner, spoke about the history of the property and the utilities which serve the site. He distributed Petitioner's Exhibit 1, a revised site plan, and Exhibit 2, documents of the original approval for the Commission's review. He stated that the underground utilities and previous agreement for alternative landscape screening were the reasons for his request to screen the area with landscaping instead of dumpster enclosures.

Julie Waldschmidt, Petitioner, also spoke to the need for more than one dumpster adjacent to specific tenants of their building.

There being no more testimony, Chairperson Wiesehan closed the public hearing.

Motion:

Commissioner Anderson motioned for approval of the Petitioner's request for alternative landscaping screening as a solid visual barrier within two years of planting. Plantings must provide year-round screening; seconded by Commissioner Misselhorn.

The motion was approved by viva voce vote 6 to 1

CASE NO. PZ 14-22

PUBLIC HEARING on the request of Travis Polston of A-1 Towing, in a Class I-3 (General Industrial) District, for a Special Use for a Junk Yard and Auto Grave Yard, Towing and Impound Lot; and Auto Sales, for the property located at 2226 W. Clark Street (Parcel Identification nos. 18-19-401-001 and 18-19-401-004) (Council District 1).

Kimberly Smith, Senior Urban Planner, Community Development Department, read Case No. PZ 14-22 into the record and presented details of the PUBLIC HEARING on the request of Travis Polston of A-1 Towing, in a Class I-3 (General Industrial) District, for a Special Use for a Junk Yard and Auto Grave Yard, Towing and Impound Lot; and Auto Sales, for the property located at 2226 W. Clark Street (Parcel Identification nos. 18-19-401-001 and 18-19-401-004). (Council District 1), including requested waivers and conditions.

Laura Tobin, Farnsworth Engineering further explained the details of the case. She noted disagreement with Staff's recommendation to require paving access throughout the junk yard and auto grave yard portion of the property.

The Commission expressed concern that it was not reasonable to require paved access drives throughout the junk yard and auto grave yard. Most vehicles will enter the lot from the internal, paved towing and storage lot. Street access to the junk yard and auto gravel yard would mostly be used for removal from the property, and at a relatively infrequent rate. Finally, internal circulation would consist mostly of non-street vehicle, such as a fork lift. Staff concurred with the recommendation to pave the entrance only, then step down to gravel.

There being no more testimony, Chairperson Wiesehan closed the public hearing.

Motion:

Commissioner Misselhorn motioned for approval of requested Special Use, Waivers and Conditions, with the modifications (see below); seconded by Commissioner Anderson.

Waivers:

1. LDC Section 8.4.4.B.3. General Outdoor Storage, which requires a solid screening, eight feet in height, a minimum 15 feet from the right of way.
2. LDC Section 8.2.6. Landscaping and screening, front yard landscaping.
3. LDC Section 4.3.7.C.2. Waiver of required screening on side and rear lot lines; and waiver to allow the existing fence setback along the front property line, as depicted on the site plan.

Conditions:

1. All parking and access drives for the impound and auto sales lot must be paved, including the access drive from Clark Street.
2. Add 20-30 feet of gravel after the concrete approach to the junk yard and auto grave yard.
3. Obtain all required permits, including: a development permit in accordance with City Code, Chapter 12 Flood Damage Prevention and Control.

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

CASE NO. PZ 14-24

PUBLIC HEARING on the request of Bruce Pedigo of Joe's Towing & Recovery for a Special Use in a Class I-1 (Industrial/Business Park) District for a Towing and Impound Lot for the property identified as Parcel Identification Nos 14-06-276-011 and 14-06-276-013 and with a temporary address of 8638 N Pioneer Road, Peoria, IL. (Council District 5).

Leah Allison, Senior Urban Planner, Community Development Department, read Case No. PZ 14-24 into the record, presented details of the request for a towing and impound lot. Ms. Allison stated that Staff recommends approval of the request.

Bob Howard, representing the seller of the property, discussed the towing operation, fencing and mentioned other cities' that Mr. Pedigo has businesses.

Bruce Pedigo, owner of Joe's Towing & Recovery, spoke about his business model and stated that they do not salvage any parts.

There being no more testimony, Chairperson Wiesehan closed the public hearing.

Motion:

Commissioner Unes motioned for approval of staff recommendations; seconded by Commissioner Heard.

The motion was approved by viva voce vote 7 to 0

CASE NO. PZ 14-27

PUBLIC HEARING on the request of Terry Potter to approve an Annexation Agreement and Annexation Petition, and to rezone from a Class R-3 (Single Family Residential) District to a Class C-1 (General Commercial) District upon annexation, for the property generally located west of Allen Road, east of Radnor Road, along the south side of Alta Lane, with an address of 2713 W Second Street, Peoria, IL. The property is identified as Parcel Identification Nos 09-31-129-001 and 09-31-129-002. The Petitioner is requesting to annex approximately 0.42 acres.

Leah Allison, Senior Urban Planner, Community Development Department, read Case No. PZ 14-27 into the record and presented details of the request of the proposed annexation agreement and annexation petition. She stated that Staff recommends approval of the request.

Sam Zabek, attorney for the owner, spoke regarding the need to connect to the public sanitary sewer.

There being no more testimony, Chairperson Wiesehan closed the public hearing.

Motion:

Commissioner Anderson made a motion to approve staff recommendations; seconded by Commissioner Misselhorn.

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

CASE NO. PZ 14-28

PUBLIC HEARING on the request of Robert C. Hall, of Miller Hall & Triggs, LLC for Twenty Four Corp, LLC to amend the First Amendment to Annexation Agreement for an extension of the acquisition contingency for property generally located north of Parcel Identification Number 13-02-351-005, west of IL Route 91, south of Parcel Identification Number 13-02-100-005, and east of Orange Prairie Road extended. The property is identified as parcel identification number 13-02-300-004, located within the City of Peoria, IL. (Council District 5)

Commissioner Viera noted that he would be abstaining from voting on this case.

Senior Urban Planner Leah Allison, Community Development Department read Case No. PZ 14-28 into the record, and presented details of the request to amend the annexation agreement. She stated that Staff recommends approval of the request.

Bob Hall, of Miller, Hall & Triggs, explained the reason for the amendment to the acquisition deadline and stated that the property was purchased on July 8, 2014.

There being no more testimony, Chairperson Wiesehan closed the public hearing

Commissioner Unes made a motion to approve staff's recommendation; seconded by Commissioner Anderson.

The motion was approved unanimously by viva voce vote 6 to 0, with 1 abstention.

CASE NO. PZ 14-J

PUBLIC HEARING on the request of the City of Peoria to amend Appendix B, the Zoning Ordinance relating to yard requirements in the Class O-2 (Exclusive Office Park) District.

Senior Urban Planner Leah Allison, Community Development Department read case PZ 14-J into the record and explained that the proposed text amendment would provide clarity and meet the intent of the O-2 zoning district.

Commissioner Unes made a motion to approve staff's recommendation; seconded by Commissioner Misselhorn.

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

DISCUSSION REGARDING UPCOMING TEXT AMENDMENTS

Staff discussed the upcoming text amendments and answered questions from the Commissioners.

COMMISSION TRAINING

Staff discussed the process for cases from application stage to the Commission review. The hearing process was also discussed.

CITIZENS' OPPORTUNITY TO ADDRESS THE PLANNING AND ZONING COMMISSION

There were no citizens who wished to address the Planning and Zoning Commission.

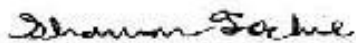
ADJOURNMENT

Motion:

Commissioner Unes moved to adjourn the Planning and Zoning Commission Meeting; seconded by Commissioner Misselhorn.

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

The Planning and Zoning Commission adjourned at approximately 4:20 p.m.



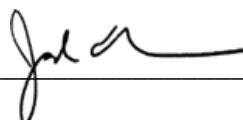
Shannon Techie, Senior Urban Planner



Leah Allison, Senior Urban Planner



Kimberly Smith, Senior Urban Planner



Josh Naven, Senior Urban Planner