

: 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