

Motion:

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

The motion was approved by roll call vote 6 to 0.

Yes: Wiesehan, Heard, Barry, Martin, Grantham, Ghareeb - 6

Nay: None

PZ 713-2022

Hold a Public Hearing and forward a recommendation to the City Council on the request of the City of Peoria to amend the Official Comprehensive Plan by incorporating the City of Peoria Housing Needs Assessment and Community Revitalization Plan for the East Bluff Neighborhood Area, prepared in partnership with the Illinois Housing Development Authority.

Staff requests to defer this item to the next regular meeting to allow more time to prepare the document and coordinate neighborhood outreach.

Motion:

Commissioner Ghareeb made a motion to defer; seconded by Commissioner Grantham.

The motion was approved by roll call vote 6 to 0.

Yes: Wiesehan, Heard, Barry, Martin, Grantham, Ghareeb - 6

Nay: None

PZ 565-2021

Hold a Public Hearing and forward a recommendation to City Council on the request of Dimitar Atanasov and Keila Sierra to obtain a Special Use in a Class R-4 (Single-Family Residential) District for a Short Term Rental, for the property located at 1005 W Moss Avenue (Parcel Identification No. 18-05-469-026), Peoria IL (Council District 2).

The applicant respectfully asks the commission to defer the request to the Planning and Zoning Commission meeting scheduled for April 7, 2022.

Motion:

Commissioner Ghareeb made a motion to defer; seconded by Commissioner Martin.

The motion was approved by roll call vote 6 to 0.

Yes: Wiesehan, Heard, Barry, Martin, Grantham, Ghareeb - 6

Nay: None



PZ 623-2021

Hold a Public Hearing and forward a recommendation to City Council on the request of the Rick Ellis to amend Appendix A, the Unified Development Code, relating to Manufactured/Modular Building Sales.

Chairperson Wiesehan abstained; Chairperson Pro Term Ghareeb led the discussion.

Assistant Community Development Director, Leah Allison, read the case into the record and summarized the request.

At the request of the Planning & Zoning Commission, the following is a list of performance standards that should be included as part of the special use requirement:

1. Where this use is adjacent to any residential district, there shall be a 100 percent opaque eight-foot high visual barrier or screen on the property line abutting the residential zoning lot, provided such barrier or screen shall not restrict clear sight at any intersection or driveway. Or a planted transitional buffer yard in accordance with Section 8.2.9 is also allowed.
2. Building display area must be depicted on a site plan subject to Development Review Board approval.
3. All buildings and structures in the display area must be marked for sale, situated in an orderly manner and be placed on a hard surface.
4. Buildings displayed for sale cannot exceed 150 sq. ft. in size.
5. On-site staff is required during standard business hours.

Commissioner Barry asked for clarification on what orderly manner placement may be.

Assistant Community Development Director Allison stated that is a case by case basis, appropriate placement requires meeting district setback regulations..

Eric Bourup, petitioner and applicant, Illinois division team leader with Koch, stated they set all locations from corporate standpoint, string line straight and level. Mr. Bourup questioned if a structure larger than 150 sq. ft. could be temporarily placed on the lot.

Assistant Community Development Director Allison stated staff would notify the property owner if a complaint was received.

Community Development Director Dulin stated that is not something the City wants to see often but they are happy to work with Mr. Bourup on that for a rare occasion going forward.

Chairperson Pro Term Ghareeb opened the public hearing at 3:11 PM.

There being no further public testimony, Chairperson Pro Term Ghareeb closed the Public Hearing 3:17 PM.

Discussion on the Findings of Fact was held.

Motion:

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

The motion was approved by roll call vote 5 to 0.
Yes: Heard, Barry, Martin, Grantham, Ghareeb - 5
Nay: None
Abstention: Wiesehan - 1

PZ 675-2021

Hold a Public Hearing and forward a recommendation to City Council on the request of Maverick and Stacy Woodward to obtain a Special Use in a Class R-4 (Single-Family Residential) District for a Short Term Rental, for the property located at 811 W Moss Avenue (Parcel Identification No. 18-05-483-016), Peoria IL (Council District 2).

Senior Urban Planner, Kerilyn Weick, read the case into the record and summarized the request.

The Development Review Board recommends deferral in order for the applicant to submit a survey of the property to affirm the location of the driveway. Should the commission recommend approval, the following conditions should be included: