

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

A meeting of the Planning & Zoning Commission was held on Monday, January 6, 2020, at 1:00 p.m., at City Hall, 419 Fulton St., in Room 400, with Chairperson Michael R. Wiesehan presiding and with proper notice having been posted.

**ROLL CALL**

The following Planning & Zoning Commissioners were present: Ed Barry, George Ghareeb, Robin Grantham, Eric Heard, Branden Martin, and Mike Wiesehan – 6. Commissioners absent: Richard Unes – 1.

City Staff Present: Leah Allison, Sara Maillacheruvu, Megan Nguyen, Kimberly Smith, and Kerilyn Weick.

**SWEARING IN OF SPEAKERS**

Speakers were sworn in by Megan Nguyen.

**MINUTES**

Commissioner Barry moved to approve the minutes of the Planning & Zoning Commission meeting held on December 5, 2019; seconded by Commissioner Ghareeb.

The motion was approved viva voce vote 6 to 0.

**REGULAR BUSINESS****PZ 20-A**

Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to amend the City of Peoria Comprehensive Plan by incorporating the Local Foods, Local Places Plan. (All Council Districts)

Urban Planner, Sara Maillacheruvu, Community Development Department, read Case No. PZ 20-A into the record and presented the request. Ms. Maillacheruvu provided a summary of the plan and offered relevant background context.

Chairperson Wiesehan opened the public hearing at approximately 1:07pm. There being no public testimony, the public hearing was closed at approximately 1:07pm.

**Motion:**

Commissioner Barry made a motion to approve the request as presented; seconded by Commissioner Heard:

The motion was APPROVED viva voce vote 6 to 0.

Yeas: Barry, Ghareeb, Grantham, Heard, Martin, and Wiesehan – 6

Nays: None – 0

**PZ 20-B**

Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to amend Appendix A, the Unified Development Code, relating to Setback Regulations.

Urban Planner, Sara Maillacheruvu, Community Development Department, read Case No. PZ 20-B into the record. Ms. Maillacheruvu explained that staff requests a deferral of the case, given current discussion with Public Works.

Chairperson Wiesehan opened the public hearing at approximately 1:10pm. There being no public testimony, the public hearing was closed at approximately 1:10pm.

**Motion:**

Commissioner Heard made a motion to defer the request to the February 2020 meeting of the Planning and Zoning Commission; seconded by Commissioner Ghareeb.

The motion was APPROVED viva voce vote 6 to 0.

Yeas: Barry, Ghareeb, Grantham, Heard, Martin, and Wiesehan – 6

Nays: None – 0

**PZ 20-C**

Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to amend Appendix A, the Unified Development Code, relating to Parking in the Warehouse Form District.

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 20-C into the record. Ms. Allison provided a summary of the case and explained that the proposed text amendment was a cleanup of previous changes to the Unified Development Code.

Discussion was held around the potential effects of the proposed ordinance change. Ms. Allison clarified that:

- 1) A 30-foot setback from the right-of-way would be required for parking spaces only located on the first story of a structure.
- 2) The setback is not required for parking spaces located at or below grade (not within a structure).
- 3) The setback is not required for parking spaces within a structure that are located above the first story.

The proposed text amendment encourages retail or commercial uses to occupy the first story, in an effort to encourage a lively and active streetscape.

Chairperson Wiesehan opened the public hearing at approximately 1:23pm. There being no public testimony, the public hearing was closed at 1:23pm.

**Motion:**

Commissioner Barry made a motion to APPROVE the request as presented; seconded by Commissioner Grantham.

The motion was APPROVED viva voce vote 6 to 0.

Yeas: Barry, Ghareeb, Grantham, Heard, Martin, and Wiesehan – 6

Nays: None – 0

**PZ 19-L (deferred from December meeting)**

Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to amend Appendix A, the Unified Development Code, relating to Short Term Rentals.

Senior Urban Planner, Kerilyn Weick, Community Development Department, read Case No. PZ 19-L into the record. Ms. Weick explained that staff requests a deferral of the case, as feedback from the December 9, 2019 public meeting is being integrated into the proposed text amendment.

Discussion was held around the findings of the December 9, 2019 public meeting. Ms. Weick provided a summary of the public discussion, mentioning that attendees were in general agreement that local regulations were needed to provide legality to short term rental use.

Chairperson Wiesehan opened the public hearing at approximately 1:29pm. There being no public testimony, the public hearing was closed at 1:29pm.

**Motion:**

Commissioner Martin made a motion to defer the request to the February 2020 meeting of the Planning and Zoning Commission; seconded by Commissioner Ghareeb.

The motion was APPROVED viva voce vote 6 to 0.

Yeas: Barry, Ghareeb, Grantham, Heard, Martin, and Wiesehan – 6

Nays: None – 0

**PZ 19-N (deferred from December meeting)**

Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to amend Appendix A, the Unified Development Code, relating to Truck Parking.

Senior Urban Planner, Kimberly Smith, Community Development Department, read Case No. PZ 19-N into the record. Ms. Smith discussed the different classes of vehicles as relates to the proposed ordinance change and as currently defined in the Unified Development Code.

Discussion was held around the difference between temporary and permanent storage of vehicles, as well as how the proposed ordinance change would affect on-street parking. Ms. Smith clarified that a vehicle can be stored on-premise for temporary loading. She further clarified that Zoning does not regulate right-of-way parking.

Further discussion was held around the storage of semi-truck cabs without trailers.

Chairperson Wiesehan opened the public hearing at approximately 1:40pm. There being no public testimony, the public hearing was closed at 1:40pm.

**Motion:**

Commissioner Heard made a motion to approve the request as presented; seconded by Commissioner Martin:

The motion was APPROVED viva voce vote 6 to 0.

Yeas: Barry, Ghareeb, Grantham, Heard, Martin, and Wiesehan – 6

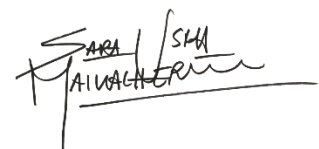
Nays: None – 0

**CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION**

There were no citizen requests to address the Commission.

**ADJOURNMENT**

Commissioner Heard made a motion to adjourn; seconded by Commissioner Martin at approximately 1:40pm.

A handwritten signature in black ink, appearing to read 'SARA MAILLACHERUVU', with a horizontal line underneath.

Sara Maillacheruvu, Urban Planner