

Discussion:

Commissioner Misselhorn stated that they appreciate Teague's business, but allowing this rezoning puts the property in jeopardy of expanding larger in the future.

Chairman Wiesehan stated that this rezoning did not relate to the City's Comprehensive Plan and that they could not support spot zoning

Commissioner Viera stated that though they want to work with small businesses, used auto sales does not match the plans of the area to increase walkability and attract people to the area to stay.

Motion:

Commissioner Misselhorn moved to deny the request as presented, seconded by Commissioner Heard.

The motion was approved unanimously by viva voce vote 6 to 0.

CASE NO. PZ 15-B

PUBLIC HEARING on the request of the City of Peoria to amend Appendix B, the Zoning Ordinance, and Appendix C the Land Development Code relating to Elderly Housing.

Senior Urban Planner Leah Allison, Community Development Department, read Case No. PZ 15-B into the record and presented the request to amend the Zoning Ordinance in order to simplify the code and terms related to Elderly Housing using the term Assisted Living Facility.

Commissioner Misselhorn clarified that this category includes elderly but is not only related to age.

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

Motion:

Commissioner Heard moved to approve the request as presented, seconded by Commissioner Durand.

The motion was approved unanimously by viva voce vote 6 to 0.

CASE NO. PZ 15-C

PUBLIC HEARING on the request of the City of Peoria to amend Appendix B, the Zoning Ordinance and Appendix C, the Land Development Code relating to Murals.

Senior Urban Planner Kimberly Smith, Community Development Department, read Case No. PZ 15-C into the record and presented the request to amend the Zoning Ordinance relating to Murals.

In response to questions from commissioners, Smith discussed the different procedures necessary for murals to be approved in both national and local historic districts.

Commissioner Misselhorn mentioned that the art content may be a potential issue and asked if the image was required as part of the approval.

In response to questions from the commission, Smith read the ordinance intent statements regarding content neutrality and the restriction on sexual content and stated that an image is requested with the application.

Commissioner Anderson asked about inappropriate or offensive content that isn't sexual in nature, and that she does not want to support an extra step for those in the historic district if it can be avoided.

Doug Leunig, local artist, stated that in order to sell the warehouse district as an arts district it needs a visual attraction. Leunig stated that in other areas they paint directly on the buildings and having these removable could open opportunities for annual festivals and will attract people from all over the world. He stated that art comes with controversy but the content neutrality will help this.

York Phillips, representing the local arts community, stated that the City needs be bold in order for great things to happen and that there needs to be a process to have additional materials used as future technologies become available.

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

Motion:

Commissioner Misselhorn moved to approve the request recommending the application fee be reduced from \$300 to \$50, seconded by Commissioner Anderson.

The motion was approved unanimously by viva voce vote 6 to 0.

ADJOURNMENT

Motion:

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

The motion was approved unanimously by viva voce vote 6 to 0.

The Planning and Zoning Commission adjourned at approximately 2:45 p.m.

Leah Allison, Senior Urban Planner

Kimberly Smith, Senior Urban Planner