

Chairperson Davis granted Privilege of the Floor to the Mr. Cochran.

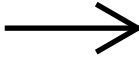
Michael Cochran, representing Austin Engineer Company, Inc., in responding to Commissioners' question, he indicated he would submit a revised site plan that showed compliance with the required side setback before review by the City Council. He also indicated that no sidewalks were required.

Chairperson Davis closed the public portion of the meeting.

Motion:

Commissioner Anderson moved to approve Case No. CPC 14-C, as presented, with the Site Plan Review Board condition regarding the 10-foot setback. The motion was seconded by Commissioner Breede.

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

 **CASE NO. CPC 14-B**

PUBLIC HEARING on the request of the City of Peoria to amend Appendix A, the Subdivision Ordinance, related to the combination of the Planning and Zoning Commissions.

Chairperson Davis read Case No. CPC 14-B into the record.

Josh Naven, Senior Urban Planner, City of Peoria, Community Development Department, presented a summary of the proposal, along with Staff comments. He explained the text amendment adheres to the City Council's request to forward documentation regarding combining the Planning and Zoning Commissions. He stated that Staff recommends approval of the Ordinance as presented. He responded to Commissioners' questions.

During discussion, it was suggested three Commissioners be chosen from each Commission, including the proposed three new Commissioners, for a total of nine. They mentioned the possibility of a large number of cases that would require meeting two times a month, like the City of Bloomington experienced. Also, they commented on the fact that it would be less opportunity for public input.

Chairperson Davis opened the floor for public testimony.

Roger Sparks, representing American Association of People with Disabilities (AAPD), indicated his approval for combining the Planning and Zoning Commissions. He complimented the Planning Commissioners and stated appreciation for their work on the Commission. He stated his concern that there was no representative for the disabled, who would better understand the needs of the disabled.

There being no more public input, Chairperson Davis closed the public hearing.

During additional discussion, it was pointed out that Planning Commissioners spent many hours working on the Comprehensive Plan; and there was concern whether that amount of time could be dedicated by one commission, as well as attention to other major projects, such as the Subdivision Ordinance, the Manual of Practice, and Thoroughfare Map, as well as Caterpillar, Warehouse District, and Taft Homes projects. It was noted that it was fair for developers to be able to make one visit and made sense for Staff; and "If it's better for the public, it's better." However, there was concern that some things would "slip through the cracks." In addition, there was concern regarding the process, i.e., that "it seems to be a done deal and already decided."

It was pointed out that Commissioners are a resource for citizens and help the City Council by trying to reach compromises before cases go to City Council.

Chairperson Davis called for a motion to approve Staff's recommendation

First Motion:

No one made a motion to approve Staff's recommendation, so it died due to the lack of a motion.

Chairperson Davis called for a motion to not approve Staff's recommendation.

Second Motion:

Commissioner Heard made a motion to not approve Staff's recommendation. There was no second, so the motion failed.

Chairperson Davis announced there was no recommendation from the Planning Commission.

CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

It was determined there were no citizens who wanted to address the Commission.

ADJOURNMENT

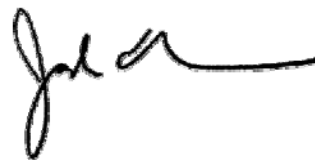
Commissioner Ray motioned to adjourn the Planning Commission Meeting; seconded by Commissioner Breede.

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

The Planning Commission Meeting adjourned at approximately 2:30 p.m.

Kimberly Smith

Kimberly Smith, AICP, Senior Urban Planner



Josh Naven, Senior Urban Planner

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