

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

A meeting of the Planning & Zoning Commission was held on Thursday, September 5, 2019, at 1:00 p.m., at City Hall, 419 Fulton St., in Room 400 with Chairperson Mike Wiesehan presiding and with proper notice having been posted.

ROLL CALL

The following Planning & Zoning Commissioners were present: Ed Barry, George Ghareeb, Eric Heard, and Mike Wiesehan- 4. Commissioner absent: Richard Unes - 1.

City Staff Present: Leah Allison, Kerilyn Weick, and Sara Maillacheruvu.

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 August 1, 2019; seconded by Commissioner Heard.

The motion was approved viva voce vote 4 to 0.

REGULAR BUSINESS**CASE NO. PZ 19-23**

Hold a Public Hearing and forward a recommendation to City Council on the request of Brian Meginnis on behalf of Coulter Properties, Inc, to rezone property from former Public Right-of Way to a Class C-1 (General Commercial) District for the properties located at 4700 and 4726 N Sterling Ave, (Parcel Identification Nos. 14-19-401-001 and 14-19-401-017), Peoria IL. (Council District 4)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-23 into the record and presented the request. Ms. Allison provided a summary and the Development Review Board analysis and Recommendation as outlined in the memo.

The Development Review Board recommended approval.

Mike Selk, petitioner, concurred with Staff's report.

Chairperson Wiesehan opened the Public Hearing at 1:06 p.m. There being no public testimony, the public hearing was closed at 1:06 p.m.

Discussion on the Findings of Fact was held.

Motion:

Commissioner Barry made a motion to approve the request; seconded by Commissioner Ghareeb:

The motion was APPROVED viva voce vote 4 to 0.

Yeas: Barry, Ghareeb, Heard, and Wiesehan - 4

Nays: None

CASE NO. PZ 19-24

Hold a Public Hearing and forward a recommendation to City Council on the request of Lora Martinson of Springfield Sign to amend an existing Special Use Ordinance No. 15,418 as amended, in a Class C-2 (Large Scale Commercial) District, for a Shopping Center, to increase the size of a Drive-Thru Menu Board from 30 sq. ft. to 46.29 sq. ft. and the height from 5 feet to 6 feet, 3 inches, for the property located at 4612 N University St, (Parcel