

**CASE NO. CPZ 14-10**

**PUBLIC HEARING** on the request of Brian Meginnes, of Elias, Meginnes & Seghetti, P.C. for Gater 3 Properties, Inc., to rezone property from a Class I-2 (Railroad/Warehouse Industrial) District to a Class I-3 (General Industrial) District for the property located at 1918 SW Washington (Parcel Identification no. 18-17-259-016); and for a Special Use for a Towing and Impound Lot with a Junk and Auto Graveyard. (Council District 1)

Kimberly Smith, Senior Urban Planner, City of Peoria, Community Development Department, read Case CPZ 14-10 into the record and presented a summary of the proposal. She stated that Staff recommends approval of the request to rezone the subject property.

Brian J. Meginnes, representing Gater 3 Properties, Inc., explained the request to rezone, special use, and requested waivers for the property.

There was no public testimony.

There being no public input, Chairperson Wiesehan closed the public hearing.

**Motion:**

Commissioner Unes moved to approve Case No. CPC 14-09, request to rezone the subject property from I-2 (Railroad/Warehouse Industrial) to the I-3 (General Industrial) District; and the Special Use to allow a junk and auto grave yard, with the following waivers and conditions:

**Waivers:**

Section 8.4.4.B.3. General Outdoor Storage, which includes storage forward of the building.

**Conditions:**

1. No screening is required along the lot lines between this and the adjacent towing and storage yard; and along the tracks.
2. The existing fence along Washington may remain chainlike; it is not required to be opaque, as long as the adjacent lot remains as a tow and storage lot.
3. No public sidewalk is required.
4. All vehicle access requires paving. Permits must be obtained for paving, resurfacing, and the drive approach from the public right-of-way.
5. Screening of mechanical equipment and dumpsters is required.
6. The junk yard/auto grave yard, and the towing and impound lot must be located at depicted on the site plan and application
7. All applicable building and fire safety codes must be met.

The motion was seconded by Commissioner Misselhorn.

The motion was approved by viva voce vote 7 to 0.