

void upon any change in ownership of the property which results in the removal of all prior applicants. Such change in ownership of the property will require a new special use application and approval.

Barden Martin, owner and applicant, asked for the Commission to grant him the waiver request to not redo the driveway due to the high expense. Mr. Martin's driveway connects to his personal residence which is also served by a gravel driveway. The condition to replace the driveway surface would result in him needing to resurface at least part of the driveway for his residence. Mr. Martin received an estimate of \$32,000 to do both driveways. Mr. Martin said he never had an issue with dust or anything with the gravel and noted the approach from N Knoxville is concrete material. In describing his request, Mr. Martin noted Air BnB has been very successful and he is a super host with a 5-star rating. Mr. Martin brings a lot of people to Peoria who stay in his houses, being next door will be a great way to keep an eye on it.

Commissioner Heard asked if the driveway expense will prohibit him from continuing with the Air BnB.

Mr. Martin stated he would not be able to afford the resurfacing. Mr. Martin paid \$78,000 for the house, so half the cost of the house would be required to redo the driveway.

Chairperson Wiesehan opened the public hearing at 2:48 PM.

There being no further public testimony, Chairperson Wiesehan closed the Public Hearing 2:48 PM.

Discussion on the Findings of Fact was held.

Motion:

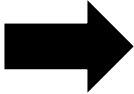
Commissioner Heard made a motion to approve with staff recommendations; seconded by Commissioner Unes.

The motion was approved by roll call vote 3 to 1.

Yes: Heard, Barry & Unes - 3

Nay: Wiesehan - 1.

Abstention: Martin - 1.



PZ 712-2021

Hold a Public Hearing and forward a recommendation to the City Council on the request of the City of Peoria to amend the Official Comprehensive Plan by incorporating the City of Peoria Housing Needs Assessment and Community Revitalization Plan for the South Side Neighborhood Area, prepared in partnership with the Illinois Housing Development Authority.

Senior Urban Planner, Kerilyn Weick, Community Development Department, read the case into the record and summarized the request to adopt the results of a planning process started in 2019 that focused on the Near Southside neighborhood. The Development Review Board recommends approval of the proposed amendment.

Chairperson Wiesehan opened the public hearing at 2:59 PM.

There being no further public testimony, Chairperson Wiesehan closed the Public Hearing 2:59 PM

In response to the commission, Senior Urban Planner Weick stated Mayor Ali shared the plan with Ms. Martha Ross who then expressed support for this plan.

Motion:

Commissioner Unes made a motion to approve; seconded by Commissioner Martin.

The motion was approved by roll call vote 5 to 0.
Yes: Wiesehan, Heard, Barry, Martin & Unes - 5
Nay: None

PZ 713-2022

Hold a Public Hearing and forward a recommendation to the City Council on the request of the City of Peoria to amend the Official Comprehensive Plan by incorporating the City of Peoria Housing Needs Assessment and Community Revitalization Plan for the East Bluff Neighborhood Area, prepared in partnership with the Illinois Housing Development Authority.

Staff requests to defer this item to the next regular scheduled meeting. The deferral will allow staff to complete the formatting of the document.

Motion:

Commissioner Barry made a motion to defer; seconded by Commissioner Heard.

The motion was approved by roll call vote 5 to 0.
Yes: Wiesehan, Heard, Barry, Martin & Unes - 5
Nay: None

PZ 675-2021

Hold a Public Hearing and forward a recommendation to City Council on the request of Maverick and Stacy Woodward to obtain a Special Use in a Class R-4 (Single-Family Residential) District for a Short Term Rental, for the property located at 811 W Moss Avenue (Parcel Identification No. 18-05-483-016), Peoria IL (Council District 2).

The Development Review Board recommends deferral to May in order for the applicant to submit a survey of the property to affirm the location of the driveway.

Chairperson Wiesehan opened the public hearing at 3:06 PM.

Jonna Randleman stated she will share her comments on the request at next meeting.

Ms. Weick read a public comment letter.
- Daniel Butler, letter in opposition.

Commissioner Wiesehan asked how many times this case has been in front of the commission

Senior Urban Planner Weick stated three times there is no fee for the applicant to defer a request.

Chairperson Wiesehan asked if there has been progress on renovations to the house.

Senior Urban Planner Weick stated Mr. Woodward has applied for a certificate of appropriateness for the work on the porch and window shutters. The application is scheduled before the Historic Preservation Commission at the end of April.

Chairperson Wiesehan asked which commission takes precedent.

Senior Urban Planner Weick stated neither commission takes precedent. The status of the application to the Historic Preservation Commission was mentioned due to staff recommendation to comply with Chapter 16 of the Historic Preservation of the Peoria City Code.