

Ms. Allison read a letter from Nick Viera, a nearby resident, who spoke in opposition to the proposal. He expressed concerns regarding light and noise pollution, as well as increased crime and traffic.

In conclusion, Attorney Hall stated his confidence that the project would be feasible and doable. He indicated it was consistent with a residential neighborhood. He reiterated that he never indicated that a six-foot berm was acceptable because it would not work. He stated they would have to comply with the noise ordinance. He reiterated that based on the study of the properties near the EastSide Centre, it showed that there had not been an impact on property values. In reference to Mr. Ashburn's proposal to move to the south, he stated that he asked the owner of the property to the south about buying his property, and the owner said it was not available.

Commissioner Davis administered the Findings of Fact for the rezoning and Special Use.

Motion for the Rezoning:

Commissioner Davis moved to approve the rezoning for Case No. ZC 13-29B, per Staff's recommendation. The motion was seconded by Commissioner Wiesehan.

During discussion, Commissioners agreed this project would have a significant economic impact and would be good for the community.

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

Motion for Special Use:

Commissioner Shea moved to approve the Special Use for Case No. ZC 13-29B, as requested, per Staff's recommendation. The motion was seconded by Commissioner Jacobsen.

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

Chairperson Hunziker called for a brief recess at approximately 2:55 p.m. and reconvened the meeting at approximately 3:05.

 **CASE NO. ZC 14-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, related to the combination of the Planning and Zoning Commissions.

Josh Naven, Senior Urban Planner, City of Peoria, Community Development Department, presented details of the text amendment and responded to Commissioners' questions.

Motion:

Commissioner Misselhorn moved to approve Case No. ZC 14-C, to amend Appendix B, the Zoning Ordinance, and Appendix C, the Land Development Code, related to the combination of the Planning and Zoning Commissions, per Staff's recommendation. The motion was seconded by Commissioner Hunziker.

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