

CASE NO. PZ 19-G

Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to amend Appendix A, the Unified Development Code, relating to Manufactured Building Sales.

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-G 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 of the request.

Discussion was held on the types of manufactured buildings.

Chairperson Wiesehan opened the Public Hearing at 1:50 p.m. There being no public testimony, the public hearing was closed at 1:50 p.m.

Motion:

Commissioner Heard made a motion to approve the proposed text amendment with the additional word "modular", seconded by Commissioner Barry.

The motion was APPROVED viva voce vote 4 to 0.

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

Nays: None

CASE NO. PZ 19-H

Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to amend Appendix A, the Unified Development Code, relating to Outdoor Storage and Display.

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-H 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 of the request.

Discussion was held on unsightly outdoor storage. It was noted that relief from the screening requirements can be achieved through a variance or special use, therefore a text amendment was not necessary.

Chairperson Wiesehan opened the Public Hearing at 2:00 p.m. There being no public testimony, the public hearing was closed at 2:00 p.m.

Motion:

Commissioner Barry made a motion to deny the proposed text amendment, seconded by Commissioner Heard.

The motion was DENIED viva voce vote 4 to 0.

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

Nays: None

**CASE NO. PZ 19-I**

Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to amend Appendix A, the Unified Development Code, relating to Murals.

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-I 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 of the request.

Discussion was held on the murals.

Chairperson Wiesehan opened the Public Hearing at 2:10 p.m. There being no public testimony, the public hearing was closed at 2:10 p.m.

Motion:

Commissioner Barry made a motion to approve the proposed text amendment, seconded by Commissioner Ghareeb.

The motion was APPROVED viva voce vote 4 to 0.
Yeas: Barry, Ghareeb, Heard, and Wiesehan – 4
Nays: None

Ross Black, Director of Community Development arrived to the meeting at 2:14 pm

CASE NO. PZ 19-J

Hold a Public Hearing and forward a recommendation to City Council on the request of the City of Peoria to amend Appendix A, the Unified Development Code, relating to Parking of Vehicles in Residential Districts.

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 19-J 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 of the request.

Discussion was held on the vehicles parked and stored on residential properties.

Ross Black, Director of Community Development, noted that vehicles must be parked on a paved surface. The surface may be pavers and the least amount of surface necessary.

Chairperson Wiesehan opened the Public Hearing at 2:20 p.m. There being no public testimony, the public hearing was closed at 2:20 p.m.

Motion:

Commissioner Barry made a motion to approve the proposed text amendment, seconded by Commissioner Ghareeb.

The motion was APPROVED viva voce vote 4 to 0.
Yeas: Barry, Ghareeb, Heard, and Wiesehan – 4
Nays: None

DISCUSSION ON COMMISSION STRUCTURE

Director Black discussed the possibility of combining the Planning & Zoning Commission and Zoning Board of Appeals. The commissioners asked questions relating to efficiency, conflict of interest, knowledge of codes, and current vacancies on both commissions.

The majority of the commissioners supported the concept of a combined commission.

CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

There were no citizen requests to address the Commission.

ADJOURNMENT

Commissioner Ghareeb made a motion to adjourn, seconded by Commissioner Heard at approximately 2:48.p.m.

Leah Allison

Leah Allison, Senior Urban Planner