

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

A meeting of the Planning & Zoning Commission was held on Thursday, February 6, 2020, at 1:00 p.m., at City Hall, 419 Fulton St., in Room 400, with Chairperson Michael R. Wiesehan presiding and with proper notice having been posted.

**ROLL CALL**

The following Planning & Zoning Commissioners were present: Ed Barry, George Ghareeb, Robin Grantham, Eric Heard, Branden Martin, and Mike Wiesehan – 6. Commissioners absent: Richard Unes – 1.

City Staff Present: Leah Allison, Sara Maillacheruvu, Megan Nguyen, and Kimberly Smith.

**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 January 6, 2020; seconded by Commissioner Heard.

The motion was approved viva voce vote 6 to 0.

**REGULAR BUSINESS****PZ 19-L (deferred from January meeting)**

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 Short Term Rentals.

Chairman Wiesehan addressed Case No. PZ 19-L directly, understanding that there was a desire to defer the case to the March meeting.

Urban Planner, Sara Maillacheruvu, Community Development Department, confirmed the desire of the staff to defer the case to the March meeting pending feedback from a public meeting being integrated into the proposed text amendment.


**Motion:**

Commissioner Heard made a motion to defer the request to the March 2020 meeting of the Planning and Zoning Commission; seconded by Commissioner Ghareeb.

The motion was APPROVED viva voce vote 6 to 0.

Yeas: Barry, Ghareeb, Grantham, Heard, Martin, and Wiesehan – 6

Nays: None – 0

 **PZ 20-1**

Hold a Public Hearing and forward a recommendation to City Council on the request of Mark Davis of Woodland Baptist Church to rezone property from the present Class R-6 (Multi-Family Residential) District to a Class R-3 (Single Family Residential) District, for the property located at 6847 N Allen Road (Part of Parcel Identification No. 14-07-376-003), Peoria, IL (Council District 5)

Senior Urban Planner, Leah Allison, Community Development Department, read Case No. PZ 20-1 into the record and presented the request. Ms. Allison provided a summary of the request and offered relevant background context.

Discussion was held regarding the re-zoning of part of the parcel. Chairperson Wiesehan asked the reason for converting part of the parcel to R-3 from R-6 instead of the entirety of the parcel. Ms. Allison explained that the existing use may need R-6 zoning.

Devin Birch, representing the Petitioner, of Austin Engineering Company gave further background context in support of the case and the reason for wanting to convert part of the parcel from R-6 to R-3, citing work done to the site in 2008.

Chairperson Wiesehan opened the public hearing at approximately 1:13pm. There being no public testimony, the public hearing was closed at approximately 1:13pm.

**Motion:**

Commissioner Heard made a motion to approve the request as presented; seconded by Commissioner Ghareeb:

The motion was APPROVED viva voce vote 6 to 0.

Yeas: Barry, Ghareeb, Grantham, Heard, Martin, and Wiesehan – 6

Nays: None – 0

**PZ 20-2**

Hold a Public Hearing and forward a recommendation to City Council on the request of Joshua L. Blue, of The Grow Trust, LLC to obtain a Special Use in a Class C-G (General Commercial) District for Cannabis, Craft Grower for the property located at 4040 SW Adams Street (Parcel Identification No. 18-19-181-015), Peoria, IL (Council District 1).

Senior Urban Planner, Kimberly Smith, Community Development Department, read Case No. PZ 20-2 into the record. Ms. Smith provided a summary of the proposal and offered relevant background context.

The Development Review Board recommends APPROVAL of the request for a special use subject to the following conditions and waivers:

1. Remove existing barbed wire and chain link fence. Staff supports the applicant's proposal to replace this fence with a new, black powder coated aluminum fence.
2. Replace sidewalks along the front property.
3. All other applicable permits and licenses through the City and State must be obtained. This includes building permits related to a change of occupancy, and City and State licenses related to cannabis operations.
4. Waivers to permit existing landscaping to meet front yard, parking lot interior, and perimeter parking lot landscaping requirements.

Joshua L. Blue, Petitioner, of The Grow Trust gave his agreement to staff recommendations and further context on the scope of his proposal.

Discussion was held regarding the potential odor to be emitted from the operation of the facility and spread into the surrounding community. Commissioner Grantham expressed concern that the odor could spread to nearby Class R-4 (Single-Family Residential) District and what proposal the Petitioner had to prevent the issue. The Petitioner stated that carbon filters would be used to minimize the spread of the odor. Commissioner Grantham reiterated concern for citizens of the surrounding neighborhood and declared her opposition to the proposal unless the Petitioner communicates with local citizens and neighborhood associations and fully addresses the plan to minimize the potential odor. The Petitioner reiterated that the