

- 2) All proposed refuse disposal areas must be screened on all four sides by a solid fence or wall with a minimum height of six feet, not to exceed seven feet.
- 3) A lighting plan must be submitted for review prior to issuance of a Zoning Certificate to ensure that exterior lighting does not exceed three foot candles when measured at the property line.
- 4) The proposed buildings must be constructed with buildings façades consistent with existing building façades.
- 5) All conditions of the previously approved Ordinance 16,376, as amended, remain in effect.

Laura Tobben, representing RP Homes LLC, states that they are excited to finish their project and that the proposed additions will match the previous complexes. She also states that the former proposed Pioneer Parkway has already been relocated and will never be needed for future use, per Peoria Public Works.

There being no more testimony, Chairperson Pro Tem Misselhorn closed the public hearing.

Motion:

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

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

CASE NO. PZ 14-34

→ PUBLIC HEARING on the request of the City of Peoria to amend the City of Peoria Comprehensive Plan by incorporating the Wisconsin Avenue Business Corridor Plan.

Shannon Techie, Senior Urban Planner, Community Development Department, read Case No. PZ-14-34 into the record and presented details of the request to amend the Comprehensive Plan by including the Wisconsin Avenue Business Corridor Plan.

Staff recommends approval of the request.

Roger Sparks, Advocate for Disabled Rights, stated that the current state of the Kroger Shopping Center area is an eyesore and inaccessible for the disabled. The bus stops and sidewalks need improvement throughout the corridor.

Sara Partridge, 2207 N Atlantic Street, representing the East Bluff neighborhood, stated that she saw a need to resolve crime and slumlord issues in the area before the area could be improved. Partridge noted that district 3 needs to be stabilized before the improvements will make a difference in the community.

There being no more testimony, Chairperson Pro Tem Misselhorn closed the public hearing.

Motion:

Commissioner Durand made a motion to approve staff's recommendation; seconded by Commissioner Unes.

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

CASE NO. PZ 14-K

PUBLIC HEARING on the request of the City of Peoria to amend Appendix B, the Zoning Ordinance and Appendix C, the Land Development Code relating to various text amendments.

Leah Allison, Senior Urban Planner, Community Development Department, read Case No. PZ 14-K into the record and presented the staffs' recommendations for alternative landscape design to address deficiencies in the current code. Chairperson Pro Tem Misselhorn suggested that regulations for garbage enclosures found in Appendix C should be the same in Appendix B. He also suggested that garbage enclosures be constructed of steel framing and not entirely or wood. Commissioner Anderson suggested allocating points for hardscape features, such as large boulders, when incorporated into a landscape plan.

Josh Naven, Senior Urban Planner, Community Development Department, presented the staffs' recommendations for alternative building design and materials to address deficiencies in the current code.

There being no more testimony, Chairperson Pro Tem Misselhorn closed the public hearing.

Motion:

Commissioner Viera made a motion to approve staff recommendations on the landscaping portion of the Case; seconded by Commissioner Durand.

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

Motion:

Commissioner Unes motioned to defer this case to the October 2, 2014 meeting; seconded by Commissioner Viera.

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

COMMISSION TRAINING

A representative from the Legal Department was unable to be present; therefore commission training will be moved to the October 2, 2014 meeting

CITIZENS' OPPORTUNITY TO ADDRESS THE PLANNING AND ZONING COMMISSION

There were no citizens who wished to address the Planning and Zoning Commission.

ADJOURNMENT

Motion:

Commissioner Unes moved to adjourn the Planning and Zoning Commission Meeting; seconded by Commissioner Anderson.

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

The Planning and Zoning Commission adjourned at approximately 3:25 p.m.