

AGENDA

**Planning Commission
Development Code Committee
February 22, 2018
10:00 A.M.
Mayor's Conference Room**

1. Citizens' Comments
2. Minutes of January 18 and 25, 2018
3. Proposed Zoning Ordinance
4. Proposed Zoning Map
5. Adjournment

Minutes
Planning Commission
Development Code Committee
January 18, 2018

Meeting was called to order at 10:00 a.m. with Jim Bramstedt, Pat Wesemann, Greg Moats, Don Barkley, Karen Kaufold, Bill Poletti, Paul Ellis, Pat Baeske(10:35 a.m.) and Tim Tolliver in attendance.

The committee approved the minutes from December 14, 2017.

Tolliver reviewed with comments changes to Article VII Use Standards 14-07-18 Self-Storage or Mini-Warehouse. Inserting:

- B. Not adjoin single family residential district.
- C. Conform to all regulations of the zone district in which it is located.

14-07-07 Car Washes.

Committee discussed location of storage/warehousing adjoining residential properties as an incompatible use.

Moats moved that all Self-Storage/Mini Warehouses shall be implemented in Industrial Zone and conform to all regulations of the district. Wesemann seconded and motion carried.

10-07-29 Home Occupation

Tolliver presented revised Use Standards which would allow home occupations as a permitted use under certain conditions. The proposal is similar to current treatment of home occupations. Wesemann moved to amend Section B #9 to read: "Does not include visits from customers in excess of one vehicle per hour except upon review". Moats seconded. Motion carried.

Tolliver explained process to approve zoning ordinance with a zoning map conforming with the revised zoning text. Not to rezone areas conforming with future land use recommendations of the comprehensive plan at this time. He further explained that a public hearing will be required before the Planning Commission.

Next meeting scheduled on January 25, 2018 at 10 a.m.

Meeting adjourned at 11:45 a.m.

Respectfully,

Tim Tolliver
Director of Land Use and Development

Minutes
Planning Commission
Development Code Committee
January 25, 2018

Meeting was called to order at 10:00 a.m. with Jim Bramstedt, Pat Wesemann, Greg Moats, Don Barkley, Bill Poletti, Pat Baeske and Tim Tolliver in attendance.

No public comments.

Tolliver presented zoning map coinciding with proposed zoning ordinance pointing out consolidated residential districts, regional and corridor business districts and properties which will be assigned new districts resulting from eliminating of certain current districts. Committee discussed changes.

Tolliver presented memorandum and associated text regarding proposed regulation of short-term rentals such as Air B&B, VRBO and Home Away. Committee after lengthy discussion, requested information on how other Illinois area communities are regulating.

Tolliver presented memorandum and proposed legislation regarding the regulation of gaming parlors/halls as special use in commercial districts. Committee was in agreement with proposal.

Next meeting scheduled on February 8, 2018 at 10 a.m.

Meeting adjourned at 11:35 a.m.

Respectfully,

Tim Tolliver
Director of Land Use and Development