

MINUTES OF THE PLANNING COMMISSION MEETING

PLANNING COMMISSION/ BOARD OF ZONING APPEALS May 16, 2017

Commissioners Present: Cowman, Hardwick, Wrischnik, McLean
Commissioners Absent: Meinig, Pfefferkorn

Others Present: Mike Gotfredson, Randi Shannon

Item 1: Pledge of Allegiance

Item 2: Consideration of minutes from the April 18, 2017 meeting.

Chair Cowman called the meeting to order. The first order of business was the consideration of the minutes from the April 18, 2017 meeting.

Commissioners McLean and Wrischnik made a motion to approve the minutes with all Commissioners voting in favor.

Item 3: Public Hearing: Consideration and vote on a variance to setback and lot size requirements for a single family home at 4 W Kaskaskia, Donna Teuscher, applicant.

Commissioner McLean and Hardwick made a motion to open the public hearing with all Commissioners voting in favor.

Planner Gotfredson presented that there was recently a house fire at the subject property. The damage to the structure was considerable and requires a complete remodel of the residence.

The subject property and structure are both nonperformances (meaning that they do not comply with current zoning standards). The size of the lot is smaller than zoning regulations require (approximately 2,800 sq. ft., instead of 6,000 sq. ft.) and the setbacks on the structure are also inadequate. The loss of over 50% of the value of the property thus prohibits the reconstruction of the property (see §09.130 Nonconforming Buildings).

The applicant wishes to repair her home and in order to do so a variance must be granted.

The applicant is consistent with §21.250 of the LDO and will not be detrimental to the health, safety or general welfare of the community. Therefore Gotfredson recommend approval of the variance at 4 W Kaskaskia to allow the remodel of single family residence at its existing location.

Commissioners Wrischnik and McLean make a motion to close the public hearing with all Commissioners voting in favor.

The consensus among all the Commissioners was that due to the fact that the applicant was not making any adjustments to the size of the house, and was just bring the house back up to status quo that it would be the best use for the property.

There was no further discussion among Commissioners.

Commissioners Cowman and McLean made a motion to recommend approve for the variance to setback and lot size requirements for a single family home at 4 W Kaskaskia, to allow for the remodel at that exiting location. All Commissioners voted in favor.

Item 4: Consideration and vote on a design review for an exterior remodel at 1610 E Peoria St., Stantec Architecture, applicant.

The existing McDonalds restaurant will be remodeled to meet current corporate design standards. There will also be modifications to the parking lot and drive thru area to add an additional drive through lane. Color renderings are included and material samples will be provided at the meeting.

Planner Gotfredson recommend that the design review for the McDonalds to be approved based on the findings that the application is consistent with §15.220 of the LDO and that it will not be detrimental to the health, safety or general welfare of the community.

Commissioner Wrischnik asked in the double drive through lane would still leave them with the required amount of parking. Gotfredson confirmed that McDonalds would still maintain the required amount of parking spaces.

The Commissioners all agreed that the colors and the new parking lot are acceptable.

There was no further discussion among Commissioners.

Commissioners McLean and Hardwick made a motion to approve the design review for an exterior remodel at 1610 E Peoria St., with all Commissioners voting in favor.

Item 5: Adjournment.

Commissioners Cowman and McLean made a motion to adjourn the meeting. All Commissioners voted in favor.