

MINUTES OF THE PLANNING COMMISSION MEETING HELD ON JANUARY 11, 2016

The meeting was called to order by Chairman Eric Baker at 7:30 PM

Roll call was taken: **Present: Gardner, Hicks, Rau, Vogt, Lutz, Childers and Baker.**

Chairman Baker asked if there were any additions or corrections to the minutes of the December 14, 2015 meeting. Childers mentioned several corrections. The word "east" needs to be capitalized for the address mentioned in Petition Z-15-12-01. Under New Business, the sentence "The Mayor has requested that the comprehensive plan be expanded to include the review of the sign code and a focus on a downtown revitalization", should include the word "plan" at the end of the sentence so to read..."focus on a downtown revitalization plan". Also under New Business, the sentence "...difficult because the population base is rather small to support new business ventures" should be changed to "...difficult because the population base is rather small to support new business ventures. And lastly, the word "currently" in the last line under New Business should be changed to "current permitted". A motion was made by Gardner and seconded by Vogt to approve the amended minutes of the December 14, 2015 meeting. Motion carried.

The Chairman asked if there were any citizens to address the Planning Commission. There were none.

The Chairman also asked if there were any corrections or deletions to the agenda. There were none.

OLD BUSINESS:

The Chairman asked if there was any old business. There was none

PETITIONS:

Z-16-01-01 Review and Comment on a Petition from Station Crossing Land Trust for an Area Bulk Variance from the requirements of 40-2-3(A) of the Zoning Code for the City of Waterloo, Illinois to permit a total of 20 units to be built at 723 Station Crossing (Parcel #07-24-365-032-000) in the Shady Springs Condominium Project.

Mr. Jay Huetsch, trustee of the Station Crossing Land Trust, was present to speak on behalf of this petition. Mr. Huetsch stated the proposal is to allow for 20 condominiums to be built at 723 Station Crossing. The development would be composed of two buildings; one three stories high the other two stories high. Similar units have been built in Edwardsville, and Mr. Huetsch passed out pictures of this Edwardsville development. The variance is needed because the parcel is 1,800 square feet shy of the required 90,000 square feet necessary for 20 units, and the Zoning Code for the City of Waterloo, Illinois requires 4,500 square feet per unit. Currently, the parcel size will only allow 19.6 units to be built. The building designed requires multiples of four units per floor for stacking purposes. Mr. Huetsch stated it was a matter of economics for this request. The proposal also contains two possible site lay outs for the buildings. The only difference is in the location of the buildings; on one site plan the buildings go north to south and in the other site plan the building go east to west. The determination of the final site plan will depend on the ability to cross a City easement. The buildings will be all brick, with a material contrast in the center of the building. The type and kind of contrast material to be used is unknown at

this time. The parcel and proposed layout contains sufficient parking for the two buildings. The site plans call for 22 parking spaces and 22 garage spaces, and each unit would have a dedicated garage space. The units will be approximately 1,120 square feet each. Mr. Rau pointed out that to meet the required square footage would mean purchasing 1,800 square feet from Lot 28 (the only remaining adjacent vacant lot), and questioned the value of requiring this purchase and thus having a triangular lot with an additional piece of land “hanging off of it” especially when the lot is currently symmetrical. The Zoning Administrator pointed out the City Attorney, Dan Hayes, does not feel that only allowing 19 units in an undue hardship. Mr. Huetsch stated that building 19 units is not cost effective due to the stacking design. Mr. Gardner and Mr. Lutz questioned why one floor of the design plan couldn’t contain only two units. Mr. Huetsch stated the plumping, heating and cooling chutes, etc.. would not line up correctly due to the layout of the floors and walls to accommodate a two units design on a floor. Mr. Gardner questioned if the variance was allowed, where would we draw the line on the any future requests, and expressed the concern of setting a precedence. It was mentioned that every variance granted sets a precedence. Mr. Rau stated he also didn’t like knowing Lot 28 would be undeveloped just to accommodate the additional square footage. It was also asked if one of the 20 proposed units could be used as a utility/storage area to accommodate the Zoning requirement. Mr. Lutz cited that requiring building esthetics may offset the variance requested. Mr. Huetsch mentioned that he did try to contact the owner of Lot 29 to see if he could purchase a portion of their property in order to meet the requirements. Mr. Hicks stated that the proposal fits the property and the development is not out of the realm of the city’s planning and growth. General consensus was that everyone understood what the City Attorney was saying but they didn’t like requiring adding an additional appendage/land to the property just to meet Zoning Code.

Motion was made by Rau and seconded by Hicks to recommend approval for a Petition from Station Crossing Land Trust for an Area Bulk Variance from the requirements of 40-2-3(A) of the Zoning Code for the City of Waterloo, Illinois to permit a total of 20 units to be built at 723 Station Crossing (Parcel #07-24-365-032-000) in the Shady Springs Condominium Project with the provision that the buildings are based on the photographs provided at the meeting with a brick exterior and with covered garages.

Members voted as follows: YES – Gardner, Hicks, Rau, Vogt, Lutz, Childers and Baker.

Motion carried.

NEW BUSINESS:

Discussion on Comprehensive Plan

The Zoning Administrator stated that the City has a contract from Todd Streiler of Streiler Planning which should go to City Council sometime this month. Streiler has the Comprehensive Plan scheduled as a one year project. The review of the sign code and a downtown revitalization plan will probably be separate entities from the Comprehensive Plan. The Zoning Administrator stated that Comprehensive Plans are available on city websites and must be easily found.

COMMENTS:

The Chairman asked if there were any comments. There was none.

Motion to adjourn the meeting at 8:17 PM was made by Hicks and seconded by Lutz.

Motion carried.

Minutes respectfully submitted by Mechelle Childers.