

**MINUTES OF THE PLANNING COMMISSION  
MEETING HELD ON FEBRUARY 9, 2015**

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

Roll call was taken: **Present: Gardner, Darter, Hicks, Childers and Baker.**  
**Absent: Buettner and Ziebold**

Chairman Baker asked if there were any additions or corrections to the minutes of the November 10, 2014 meeting. The Zoning Administrator mentioned that the minutes indicate Buettner voted in favor of Petition Z-14-11-02, however, Buettner was not present at the meeting. A motion was made by Darter and seconded by Hicks to approve the amended minutes of the November 10, 2014 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:**

**P-15-02-01 Review and Comment on Proposed Amended Preliminary Plat for Creekside Estates Second Addition.**

Mr. Craig Brauer, representative from Thouvenot, Wade and Moerchen, Inc., was present to speak on behalf of this petition. Mr. Brauer stated that the amended preliminary plat for the second addition of Creekside Estates is being resubmitted because the past amended plat had expired. There are no changes to the layout. The Zoning Administrator informed Mr. Brauer that the improvement plans will probably include a five foot sidewalk on Lot 1, along Illinois Route 156, and four foot wide sidewalks along Creekside Drive. Utility easements will also need to be reviewed with the potential sidewalk requirements.

**Motion was made by Hicks and seconded by Gardner to recommend approval on Proposed Amended Preliminary Plat for Creekside Estates Second Addition.**

**Members voted as follows: YES – Gardner, Darter, Hicks, Childers and Baker.**

**Motion carried.**

**P-15-02-02 Review and Comment on Proposed Preliminary Plat for Southern Illinois Center for Health.**

Mr. Craig Brauer, representative from Thouvenot, Wade and Moerchen, Inc., was present to speak on behalf of this petition. The proposed plat subdivides the property and will thereby allow selling off any lots as needed. Lot 1 contains the Medical Center, Lot 2 the Surgery Center and Lot 3 the Dialysis Center. The proposed plat will also allow the development in phases. Medical

Drive is stubbed for impending development with no existing plans in place as to where it may connect in the future. The Zoning Administrator mentioned that an electrical line that runs through Lot 5 and Lot 6. Mr. Brauer stated they were aware of the electric line and would address moving the line as needed for the development of those lots.

**Motion was made by Gardner and seconded by Darter recommend approval of the Proposed Preliminary Plat for Southern Illinois Center for Health.**

**Members voted as follows: YES – Gardner, Darter, Hicks, Childers and Baker.**

**Motion carried.**

**Z-15-02-02 Review and Comment on Proposed Zoning Text Amendment to permit Brew Pubs, Spirit Pubs, Wine Pubs, and Dram Shops in the B-3 Central Business District of Chapter 40, Zoning Code.**

This petition is submitted by the City of Waterloo. Several individuals have spoken to the City about starting up a Brew Pub, and the City of Waterloo determined that there was a need to add definitions and uses to the City code. These pubs would not be restaurants; their primary business would be the production of alcohol. Food, if any, would be carried in by the patrons. The definitions presented represent the primary source of business and are derived from the Illinois Liquor Commission handbook. The owner/operator must obtain the appropriate federal and state liquor licenses in addition to the appropriate liquor license from the City of Waterloo. The City also proposes to add the definition of “alcoholic liquor” to the Zoning Code.

**Motion was made by Gardner and seconded by Darter to recommend approval of Proposed Zoning Text Amendment to permit Brew Pubs, Spirit Pubs, Wine Pubs, and Dram Shops in the B-3 Central Business District of Chapter 40, Zoning Code.**

**Members voted as follows: YES – Gardner, Darter, Hicks, Childers and Baker.**

**Motion carried.**

**NEW BUSINESS:**

The Chairman asked if there was any new business.

The Zoning Administrator stated that the Mayor would be asking all members of the Planning Commission and Board of Appeals to attend the May 11, 2015 Utilities Meeting at City Hall. The Mayor will be looking for comment and input into the three companies that the City is currently talking to in assisting with the Comprehensive Plan. Bob Buetter has stated that he will be resigning from the Planning Commission, and the City is waiting for his resignation letter before looking for a replacement.

**COMMENTS:**

The Chairman asked if there was any new business. There were none.

**Motion to adjourn the meeting at 7:57 PM was made by Hicks and seconded by Darter.  
Motion carried.**

Minutes respectfully submitted by Mechelle Childers.