

MINUTES OF THE PLANNING COMMISSION MEETING HELD ON FEBRUARY 20, 2014

The meeting was called to order by Chairman Eric Baker at 7:00 PM.

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

Chairman Baker asked if there were any additions or corrections to the minutes of the January 13, 2014 meeting. A motion was made by Hicks and seconded by Gardner to approve the minutes of the January 13, 2014 meeting as presented. 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.

PETITIONS:

Z-14-02-01 Review and Comment on Proposed Zoning Text Amendment to add “Condominiums” to the list of Permitted Uses in the R-5, Multi-Family Residential District.

Mr. James Fitzgibbons is requesting Zoning Text Amendment to add Condominiums to the R-5, Multi-Family Residential District as a Permitted Use. Mr. Fitzgibbons’ property is located at the corner of Hannah Drive and Rogers Street. The property is zoned R-5, and he would like to build two attached condominiums. The first two condominiums would be on the lot closest to Hannah Drive. Then later he would add two more condominiums on the southern portion of the property. Mr. Fitzgibbons would like to build condominiums versus duplexes because condominiums are easier to sell, and have a greater appraisal value.

Motion was made by Gardner and seconded by Hicks to recommend approval on a Proposed Zoning Text Amendment to add “Condominiums” to the list of Permitted Uses in the R-5, Multi-Family Residential District.

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

Motion carried.

Z-14-02-02 Review and Comment on Proposed Area Bulk Variance from the Read Yard Setback Requirements of Section 40-2-3(A) fo the Zoning Code of the City of Waterloo, IL for Lot #100 in the North Wind, Phase I, Subdivision.

Mr. William Peick is requesting a variance for a rear yard setback on Lot #100 in the North Wind Subdivision. They would like to construct an identical home/condo as was built on Yukon Court, however, Lot #100 depth is less than the Yukon Court lot. As a result, the rear patio will extend over the rear setback by roughly seven (7) feet. The rear of the lot is adjacent to the commercial development and an earthen berm separates this lot from the commercial development. The encroachment on the rear setback will, therefore, have no effect on the adjacent property owner. The rear patio is divided by a free standing wall down the center to

separate the two living units/ condominiums. The Zoning Administrator did mention that per the City of Waterloo Zoning Code, Section 42-3-12 (D), patios extending into rear yard setbacks may be covered by a roof, but shall not be enclosed by walls. Since there is a free standing wall down the center of the patio, a variance for this wall will also be required to conform to the setback requirements.

Motion was made by Hicks and seconded by Darter to recommend approval on a Proposed Area Bulk Variance from the Rear Yard Setback Requirements of Section 40-2-3(A) from the Zoning Code of the City of Waterloo, IL for Lot #100 in the North Wind, Phase I, Subdivision.

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

OLD/NEW BUSINESS:

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

**Motion to adjourn the meeting at 7:47 PM was made by Gardner and seconded by Hicks.
Motion carried.**

NEXT MEETING DATE: MARCH 10, 2014 at 7:30 PM

Minutes respectfully submitted by Mechelle Childers.