

**MINUTES OF THE PLANNING COMMISSION
MEETING HELD ON MAY 27, 2015**

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

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

Chairman Baker asked if there were any additions or corrections to the minutes of the April 13, 2015 meeting. A motion was made by Ziebold and seconded by Hicks to approve the minutes of the April 13, 2015 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.

OLD BUSINESS:

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

PETITIONS:

Z-15-05-01 Review and Comment on Proposed Expansion of Use to the current operation Special Use Permit for a Daycare Center in an R-5, Multi-Family Residential District for Property Located at 409 Lakeview Drive to allow for building expansion.

Mrs. Julie Weber, owner of Children First Learning Center, was present to speak on behalf of this petition. Mrs. Weber stated they would like expand their current location to allow for thirty (30) addition school age children. The expansion would be on the west side of the existing facility. The old section of the building is also slated for a peaked roof so that the entire structure, including the new section would match in conformity. A variance is not needed for this expansion.

Motion was made by Gardner and seconded by Hicks to recommend approval on Proposed Expansion of Use to the current operation Special Use Permit for a Daycare Center in an R-5, Multi-Family Residential District for Property Located at 409 Lakeview Drive to allow for building expansion.

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

Motion carried.

NEW BUSINESS:

A. Discussion on Comprehensive Plan

The Zoning Administrator passed out packets of information from the Comprehensive Plan presenters to those Planning Commission members who were unable to attend the May 11, 2015 Utilities Meeting at City Hall, and requested input of what the Planning Commission members thought and who appeared to be the better candidate. Mr. Gardner

stated that he questioned the need for a complete remake of the Comprehensive Plan since the city has not really changed and growth has been minimal. Mrs. Ziebold concurred and also questioned the need of a Comprehensive Plan at this time. The Zoning Administrator stated the Illinois Route 3 going from a two lane to a five lane will dramatically change the characteristics of the by-pass and there will be haphazard growth if there is no planning. It was then suggested that perhaps the current Comprehensive Plan needs to be thoroughly reviewed by the various City committee members and then agreed upon sections be assess and reworked with the help of an outside vendor. As an example: review and update the traffic and zoning portions of the current Comprehensive Plan. Ms. Childers stated she felt Heartland Conservatory appeared to be focused on environmental concerns (sidewalks, playgrounds), where Streiler Planning seemed to be more focused on keeping downtown alive and proper development of the Illinois Route 3 by-pass. The Zoning Administrator mentioned the difficulty with meeting ADA requirements in the older downtown buildings. This would also need to be considered when discussing maintaining, enhancing, and developing downtown businesses. Mr. Hicks thought that the future infrastructure and zoning of the Illinois Route 3 was important and should be reviewed and updated. It was mentioned that Mr. Streiler stated that he performs his research using a GIS system. A GIS would be very beneficial for the city. Both presenter's monetary fees were well within the budget for a Comprehensive Plan. Mr. Baker mentioned that Heartland Conservancy had more people to help and research versus Streiler Planning who would be performing the work with only two people. In conclusion, it was decided there is a need to review the current Comprehensive Plan and determine areas/sections that need further analysis.

COMMENTS:

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

Motion to adjourn the meeting at 8:35 PM was made by Ziebold and seconded by Gardner. Motion carried.

Minutes respectfully submitted by Mechelle Childers.