

MINUTES OF THE ZONING BOARD OF APPEALS MEETING HELD ON MAY 28, 2015

The meeting was called to order by Chairman Ken Hartman at 7:30 PM.

Roll call was taken: **Present: Hagenow, Boothman, Loerch, Kaempfe, Gibbs and Hartman.**
Absent: Mueller

Chairman Hartman asked if there were any additions or corrections to the minutes of the April 16, 2015 meeting and there were none. A motion was made by Kaempfe and seconded by Boothman to approve the minutes of the April 16, 2015 meeting as presented. Motion carried.

The Chairman asked if there were any citizens to address the Zoning Board of Appeals. 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 and presented the postal notification receipts to the Zoning Administrator. The Zoning Administrator commented that the public notice for this petition was published in the Waterloo Republic Times on May 13, 2015, and that the Planning Commission gave a unanimous approval to 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.

Motion was made by Kaempfe and seconded by Hagenow 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 – Hagenow, Boothman, Loerch, Kaempfe, Gibbs and Hartman.

Motion carried.

NEW BUSINESS:

A. Discussion on Comprehensive Plan

The Zoning Administrator passed out packets of information from the Comprehensive

Plan presenters to those Board of Appeals members who were unable to attend the May 11, 2015 Utilities Meeting at City Hall. The Zoning Administrator informed everyone that there were two (2) presenters: Heartlands Conservancy and Streiler Planning, LLC. The Planning Commission recommended reviewing the current Comprehensive Plan and determine areas/sections that need further analysis. They suggested at a minimum that Transportation, Land Use and Zoning be updated. In general, the Planning Commission felt Heartlands Conservancy had a good presentation but focused on neighborhood development verses focusing on Waterloo as a whole, and that Streiler Planning was not as polished with their presentation, but more encompassed Waterloo as a whole. Mr. Gibbs stated he though Streiler Planning was right on target, but had concerns that Streiler Planning only consisted of one person. Red Bud and Highland use Streiler's services and were happy with his work. Mr. Gibbs also mentioned that Illinois Route 3 going from a two lane to a five lane will bring many unknowns and that planning for the future needs to be done and locked in place. The Zoning Administrator mentioned several changes since the last update to the Comprehensive Plan; the development and expansion of the medical center on Rogers, Waterloo High School moving to the south end of town, Illinois Route 3 becoming a five lane and additional housing/retirement centers on Rogers. In conclusion the Board of Appeals was impressed with Streiler Planning and feels that the Comprehensive Plan needs be updated either entirely or at least updated on the more critical issues like transportation, zoning and land use.

COMMENTS:

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

Motion to adjourn the meeting at 7:55 PM was made by Kaempfe and seconded by Boothman.

Motion carried.

Minutes respectively submitted by Mechelle Childers.