

**PLANNING & ZONING COMMISSION
TUESDAY OCTOBER 3, 2011
MINUTES**

The Rochelle Planning and Zoning Commission met at 7:00 p.m. on October 3, 2011 in the Conference Center of City Hall, 420 N. 6th Street, Rochelle, IL 61068.

Present on Roll Call were Board members: Colwill, Snyder-Chura, Shaw-Dickey, John and Chairman Thiele. Absent: McNeilly, Rodriguez, Huddleston, and Carson. Also present were Community Development Director Limas and City Clerk McKinney. There was a quorum.

Minutes: Colwill moved and seconded by Snyder-Chura, **"I move minutes of the September 6, 2011 Planning and Zoning Commission meeting be approved."** Motion passed by voice vote without dissent.

Public Commentary: None.

Director's Report:

- Nippon Sharryo construction back on schedule.
- Vet Memorial was denied by Council
- Update on Coated Sands
- Update on Movie filmed in downtown

Business Items:

1. Case PZC-12-11 Roger's Ready Mix Special Use Permit.

Recently, Roger's Ready Mix purchased the property at 701 Wood Street and is seeking to expand their outdoor storage area to store aggregate material for their concrete facility at 777 Wood Street which is adjacent to the subject site. Since they are expanding their outdoor storage area, a Special Use permit is required. The proposed storage area will meet the required setbacks and have minimal impact to the area since the area is zoned industrial and there is a current concrete facility in the area.

Staff finds the request appropriate for the site and is recommending **approval** of the petition for a Special Use Permit for outdoor storage to be located at 701 Wood Street for Roger's Ready Mix. Colwill moved and seconded by Huddleston, **"I move the Planning and Zoning Commission recess into a continued Public Hearing for Case PZC-12-11."** Ayes: Shaw-Dickey, Snyder-Chura, Colwill, Johns, and Chairman Thiele. Nays: None. Motion passed 5-0. Colwill moved and seconded by Shaw-Dickey, **"I move the Planning and Zoning Commission return to Open Session."** Motion passed by voice vote without dissent. Colwill moved and seconded by Shaw-Dickey, **"I move the Planning and Zoning Commission recommends to the City Council to approve the Special Use Petition of Roger's Ready Mix located at 701 Wood Street."** Ayes: Shaw-Dickey, Snyder-Chura, Colwill, Johns, and Chairman Thiele. Nays: None. Motion passed 5-0.

2. Case PZC-13-11 Final Plat for Coated Sands.

On September 12, 2011 the City Council approved the Preliminary Plat for the Coated Sands Solutions Subdivision. Coated Sands Solution has requested approval of the Final Plat. The Final Plat as was the case for the Preliminary Plat is a one lot subdivision with right-of-way dedicated for Steward Road, a 100 foot rail right-of-way dedication on the north side of the subdivision that will allow the expansion of the City Rail system to serve the site and various drainage easements. Staff finds the submitted Final Plat in conformance with the approved Preliminary and is recommending approval of the Final Plat for Coated Sand Solutions Subdivision subject to:

- 1) Any additional right-of-way be dedicated for Steward Road and any easements be added or adjusted per City staff prior to the signing and recording of the plat.
- 2) All necessary surety be approved and posted.
- 3) Stormwater impact fee be paid.

Motion made by Shaw-Dickey and seconded by Johns, **“I move the Planning and Zoning Commission recommends to the City Council to approve the Final Plat for Coated Sand Solutions Subdivision subject to: Any additional right-of-way be dedicated for Steward Road and any easements be added or adjusted per City Staff prior to the signing and recording of the plat, All necessary surety be approved and posted, and Stormwater impact fee be paid.”** Ayes: Shaw-Dickey, Snyder-Chura, Colwill, Johns, and Chairman Thiele. Nays: None. Motion passed 5-0.

Discussion Item: Outdoor Storage.

The Planning and Zoning Commission adjourned at 7:35 p.m.

Bruce W. McKinney
Bruce W. McKinney, CMC
City Clerk, City of Rochelle