

**PLANNING & ZONING COMMISSION
MONDAY, MAY 4, 2015
MINUTES**

The Rochelle Planning and Zoning Commission met at 6:00 p.m. May 4, 2015 in the Council Chambers of City Hall, 420 N. 6th Street, Rochelle, IL 61068. Present on Roll Call were Board members: Carson, , McNeilly, Shaw-Dickey, and Chairman Thiele. Absent: Huddleston, Snyder-Chura, Colwill and Johns. Also present was Building Inspector Countryman and City Clerk McKinney. There was a quorum of six present.

Minutes: McNeilly moved and seconded by Shaw-Dickey, **“I move minutes of the April 6, 2015 Planning and Zoning meeting be approved.”** Motion passed by voice vote without dissent.

Public Commentary: None.

Commissioner Comments: None

Business Items:

4. ***Case PZC 4-15, Redistricting of Rochelle Community Hospital.*** The petitioner has purchased 4 properties adjacent to the subject property, and has begun **to demolish a total of 5 properties to begin development of the property. The petitioner** has submitted a preliminary and final plat of subdivision for the property to subdivide 10 properties into one, eliminate past easements granted to the City, and plat new easements required for future development. The property is located between N 2nd St. and N 3rd St., from 8th Avenue to 10th Avenue in Rochelle Illinois. The applicant has in the past, applied for a special use for the property to allow expansion of the campus for health care services. The preliminary and final plat is consistent with the special use granted by the City of Rochelle. By submitting a preliminary and final plat of subdivision, the property will now have one lot, instead of 10, the subdivision will comply with the subdivision ordinance adopted by the City of Rochelle, and the current use of the property will create a campus for the special use granted by the City of Rochelle for Health Care Services consistent with the comprehensive plan, and staff is recommending approval of the preliminary and final plat. Motion made by McNeilly and seconded by Shaw-Dickey, **“I move the planning and zoning commission recess into a public hearing for the case PZC-4-15.”** A roll call vote was taken. Ayes: McNeilly, Carson, Shaw Dickey, and Chairman Thiele. Nays: none. Noah Carmichael and Mark Beatty explained the petition for the hospital. Motion made by Shaw Dickey and seconded by McNeilly, **“I move the planning and zoning commission return to open session.”** Motion passed by voice vote without dissent. Motion made by Carson and seconded by Shaw Dickey, **“I move the planning and zoning commission recommends to the city Council to approve primary and secondary plat petitione the PZC-4-15 for a subdivision for Rochelle Hospital.”** A roll call vote was taken. Ayes: McNeilly, Carson, Shaw Dickey, and Chairman Thiele. Nays: none. Motion passed 4-0.

Discussion Items:

Comprehensive Plan. Was reviewed for changes.

Adjournment: The Planning and Zoning Commission adjourned at 7:25 p.m.

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