

PLANNING & ZONING COMMISSION
Monday, August 5, 2019
MINUTES

The Rochelle Planning and Zoning Commission met at 6:00 p.m. on Monday, August 5, 2019 in the Council Chambers of City Hall, 420 N. 6th Street, Rochelle, IL 61068. Present on Roll Call were Board members: McNeilly, Myers, Snyder-Chura, Wolter, Colwill, and Thiele. Absent: Carson. There was a quorum of six present. Non-voting members present were: Chiavini. Absent were: Leisher and Huddleston. Also present were Michelle Pease, Michelle Knight and Mayor John Bearrows.

Minutes: Colwill moved and seconded by Myers, **“I move the minutes of the July 1, 2019 Planning and Zoning Commission meeting as presented be approved.”** Motion passed by voice vote without dissent.

Public Commentary: Mayor John Bearrows thanked the Planning and Zoning Commissioners for serving on the board. He stated that there is currently one vacancy to fill on the board. Mayor Bearrows also informed the Commissioners of a new attendance policy in which a member will be dismissed from the board after three consecutive absences, unless it is an excused absence due to a death in the family or illness. Commissioners were also invited to the Developers Summit as guests, not participants, on September 26.

Commissioner Comments: None

Business Items: Motion made by Wolter, seconded by McNeilly, **“I move the Planning and Zoning Commission open the Public Hearing regarding the proposed conditional use for a dog training facility.”** A roll call vote was taken. Ayes: Myers, Snyder-Chura, Colwill, McNeilly, Wolter and Thiele. Nays: none. Motion carried 6-0. The petitioner is requesting a conditional use to operate a dog training facility in the I-2 Zoning District. The property is currently used for Cervantes Trucking. The petitioner plans to rent out a portion of the building and feels that a dog training facility will be a good fit in their building and location. The property is zoned I-2 and is surrounded by I-2 zoning and the cemetery. According to Section 110-291 of the District Use Classification list under dog training facilities, the use of a dog training facility requires a conditional use. Under Division 2- Conditional Use Permits, the Planning and Zoning Commission shall hold a public hearing, shall review the site, existing and proposed structures, architectural plans, neighborhood uses, parking areas, driveway locations, highway access, traffic generation and circulation. The petitioner’s property is zoned I-2 and is surrounded by I-2 zoning and a cemetery. There are no residential properties near the proposed conditional use for a dog training facility that would be impacted. The proposed conditional use is not dangerous to public health, will not impair property values in the neighborhood, will not impede normal development of the surrounding properties, will not impair light to adjacent property, congest public streets, or increase the risk of fire. Staff recommends that the Planning and Zoning Commission consider recommendation of approval of the Conditional Use for a dog training facility to the City Council. Motion made by Snyder-Chura, seconded by Myers, **“I move the Planning and Zoning Commission close the Public Hearing.”** Motion passed by voice vote without dissent.

Findings:

1. Is the proposed use allowed in the proposed zoning district, but only with a Conditional Use permit?

Yes: No: Explanation: _____

If the answer to any of the following questions is “Yes”, then the Commission should recommend that the City Council deny the petition for a variance. If the answer to all of the following questions is “No”, then the Commission may recommend that the City Council approve or deny the petition for a variance. Each question should state an answer and give an explanation. If the answer to all of the questions is “No”, but the Commission votes to recommend denying the petition, the Commission should provide an explanation as to why.

2. Is the proposed use detrimental or dangerous to public health?

Yes: No: Explanation: _____

3. Will the proposed use impair property value in the neighborhood?

Yes: No: Explanation: _____

4. Will the proposed use impede the normal development of the surrounding properties?

Yes: No: Explanation: _____

5. Will the proposed use:

- (a) impair light and air to adjacent property;
- (b) congest public streets;
- (c) increase the risk of fire;
- (d) substantially diminish property values within the vicinity; or
- (e) endanger the public health?

Yes: No: Explanation: _____

Recommendation: Based on the findings above, the Planning and Zoning Commission hereby recommends to the Rochelle City Council that the petitioner be granted a Conditional Use permit for the proposed use at the Subject Property, without conditions, other than the applicable requirements of the Rochelle Municipal Code. Motion made by Colwill, seconded by Wolter, **“I move the Planning and Zoning Commission recommend to the City Council that it approve the proposed conditional use for a dog training facility at 2000 W. 8th Ave. based on the report of findings.”** A roll call vote was taken. Ayes: Myers, Colwill, Snyder-Chura, McNielly, Wolter and Thiele. Nays: None. Motion passed 6-0.

Motion made by Wolter, seconded by Snyder-Chura, **“I move the Planning and Zoning Commission open the Public Hearing regarding the proposed conditional use for Rochelle Solar SunEast.”** A roll call vote was taken. Ayes: Myers, Colwill, Snyder-Chura, McNielly, Wolter and Thiele. Nays: None. Motion passed 6-0. Michelle Knight stated that a public notice was published in the paper and mailed to the property owners. Rochelle Solar SunEast has requested to continue their petition until September’s meeting. Motion made by Wolter, seconded by Myers, **“I move the Planning and Zoning Commission continue the Public Hearing for Rochelle Solar SunEast until the next regularly scheduled Planning and Zoning Commission meeting, which is scheduled for Tuesday, September 3.”** A roll call vote was taken. Ayes: Myers, Colwill, Snyder-Chura, McNielly, Wolter and Thiele. Nays: None. Motion passed 6-0. Motion made by McNeilly, seconded by Snyder-Chura, **“I move the Planning and Zoning Commission close the Public Hearing.”** Motion passed by voice vote without dissent.

Discussion Items: Commissioners were informed of the upcoming Town Hall meeting on August 19 at 6:00 p.m. in the City Hall Council Chambers.

Adjournment: Motion made by Snyder-Chura, seconded by Colwill, “**I move to adjourn the regularly scheduled meeting of the Planning and Zoning Commission of August 5, 2019.**” Motion carried by voice vote. The Planning and Zoning Commission adjourned at 6:24 p.m.

Michelle Knight
City of Rochelle