

PLANNING & ZONING COMMISSION
Monday, March 1, 2021
MINUTES

The Rochelle Planning and Zoning Commission met at 6:00 p.m. on Monday, March 1, 2021 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 Chiavini. Absent: Carson. There was a quorum of six present. Non-voting members present were: Leisher and Becker (via call-in). Absent: None. Also present were Michelle Pease, Michelle Knight, Geoff Starr, Wendy Horn and Sam Tesreau. Chiavini moved and seconded by Myers, **“I move to appoint Wolter as acting Chairman.”** A roll call vote was taken. Ayes: McNeilly, Myers, Snyder-Chura, Colwill, and Chiavini. Nays: none. Motion carried 5-0, Wolter abstained.

Minutes: Chiavini moved and seconded by Myers, **“I move the minutes of the January 4, 2021 Planning and Zoning Commission meeting as presented be approved.”** A roll call vote was taken. Ayes: McNeilly, Myers, Snyder-Chura, Colwill, Chiavini, and Wolter. Nays: none. Motion carried 6-0.

Public Commentary: None

Commissioner Comments: Colwill complimented the Street Department on snow plowing.

Business Items: PZC-3-21 Rochelle Solar, preliminary and final plat of subdivision, plat of annexation, zoning map amendment, rezoning to rural development, special use for a solar farm, and variance of municipal code sections 82-14 and 110-405 for the property located at the Southeast corner of Twombly Road and North Caron Road (future). Pease stated that a notice was published in the paper and mailed to property owners. Motion made by Chiavini, seconded by Myers, **“I move the Planning and Zoning Commission Continue the Public Hearing to April 5, 2021 regarding the proposed Preliminary and Final Plat of Subdivision, Plat of Annexation, Zoning Map Amendment, Rezoning to Rural Development, Special Use for a Solar Farm, and Variance of Municipal Code Sections 82-14 and 110-405 for Rochelle Solar.”** A roll call vote was taken. Ayes: McNeilly, Myers, Snyder-Chura, Colwill, Chiavini, and Wolter. Nays: none. Motion carried 6-0.

PZC-04-21 City of Rochelle, preliminary and final plat of subdivision, South Main Street. Pease stated that a notice was published in the paper and mailed to property owners. Motion made by Chiavini, seconded by Myers, **“I move the Planning and Zoning Commission Open the Public Hearing regarding the proposed Preliminary and Final Plat of Subdivision for the City of Rochelle for the property located along South Main Street, with parcel number 24-25-476-011.”** A roll call vote was taken. Ayes: McNeilly, Myers, Snyder-Chura, Colwill, Chiavini, and Wolter. Nays: none. Motion carried 6-0. The City of Rochelle has petitioned to subdivide the property located along South Main Street, Parcel # 24-25-476-011. The purpose of subdividing is to re-subdivide the 13.15-acre parcel into a one lot subdivision, as well as dedicate right of way and easements for use by the City of Rochelle. Currently, the property is vacant farmland and is zoned I-1, light industry. The proposed name of the subdivision is The Grove Industrial Park. Survey Tech

developed a preliminary and final plat of subdivision on behalf of the City, for a one lot subdivision with right of way and easements. City staff and the Planning and Zoning Commission shall review the preliminary and final plat for conformance with the comprehensive plan, the provisions hereof, and all other applicable city ordinances.

Motion made by Myers, seconded by Chiavini, "**I move the Planning and Zoning Commission close the Public Hearing.**" A roll call vote was taken. Ayes: Ayes: McNeilly, Myers, Snyder-Chura, Colwill, Chiavini, and Wolter. Nays: none. Motion carried 6-0.

Findings:

1. Is the proposed subdivision allowed in the proposed zoning district?

Yes: 6 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 subdivision detrimental or dangerous to public health?

Yes: _____ No: 6 Explanation: _____

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

Yes: _____ No: 6 Explanation: _____

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

Yes: _____ No: 6 Explanation: _____

5. Will the proposed subdivision:

- (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: 6 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 subdivision for the proposed use at the Subject Property, without conditions other than the applicable requirements of the Rochelle Municipal Code. Motion made by Chiavini, seconded by Myers, "**I move the Planning and Zoning Commission recommend to the City Council that it Approve the proposed Preliminary and Final Plat of Subdivision for the City of Rochelle for the property located along South Main Street, parcel number 24-25-476-011, based on the report of findings.**" A roll call vote was taken. Ayes: McNeilly, Myers, Snyder-Chura, Colwill, Chiavini, and Wolter. Nays: none. Motion carried 6-0.

Discussion Items: Pete Iosue with Teska presented a Power Point with highlighted changes to the zoning codes.

Adjournment: Motion made by Chiavini, seconded by Colwill, “**I move to adjourn the regularly scheduled meeting of the Planning and Zoning Commission of March 1, 2021.**” A roll call vote was taken. Ayes: McNeilly, Myers, Snyder-Chura, Colwill, Chiavini, and Wolter. Nays: none. Motion carried 6-0.

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

Michelle Knight
City of Rochelle