

MINUTES

**PLANNING AND ZONING COMMISSION MEETING
CITY COUNCIL CHAMBERS OF GALESBURG CITY HALL**

Tuesday, January 24, 2017 at 7:00 p.m.

MEMBERS PRESENT: Greg Davis, Judy Guenseth, Bill Johnson, Mark Lee, Tammy Lufkin and Leigh Nygard, 6.
MEMBERS ABSENT: Arlie Adams and Roger Carlson, 2.
OTHERS PRESENT: Stephen Gugliotta AICP, Brad Nolden - City Attorney, Wayne Carl – Director of Planning and Public Works and Alderman Wayne Allen.

Vice-Chairman declared quorum present.

Consider Selection of Chairperson

The floor was opened for nominations. Member Davis nominated Member Lufkin and Member Lee nominated Member Guenseth. No other nominations were brought forward.

Vote on nomination of Member Lufkin as Chairperson.

Roll Call #1

Ayes: Davis, Johnson, 2.
Nays: Nygard, 1.
Abstentions: Guenseth, Lee, Lufkin, 3.

Chairperson declared the motion approved.

Vote on nomination of Member Guenseth as Chairperson.

Roll Call #2

Ayes: Guenseth, Johnson, Lee, Lufkin, Nygard, 5.
Nays: Davis, 1.
Abstentions: None.

Chairperson declared the motion approved.

The nomination of Member Guenseth as chairperson was confirmed.

Approve Minutes of the November 22, 2016 meeting
Member Johnson moved to approve the minutes, seconded by Member Davis.

Minutes were approved by voice vote.

Update Past Planning and Zoning Commission items

1. A zoning map amendment to rezone from B1, neighborhood business, to B2, general business, for PIN #95-35-352-003 (vacant lot south of 2506 Volunteer Drive). The commission recommended approval and City Council approved the rezoning ordinance at their January 3, 2017 meeting.

2. A variance request of Section 152.232 A (1) to allow four pole signs on a lot instead of one, Section 152.232 A (2) to allow two pole signs to be greater than 100 square feet per side, Section 152.232 A (4) to allow two pole signs higher than the allowed 20 feet and Section 152.232 A (6) to one pole sign to be less than the required 10 foot setback, located at 711 U.S. Highway 150 East. The Commission approved the variance requests. A sign permit was issued November 28, 2016.

Receive	Citizen Comment
None received.	

PZ-17-0101 Public Hearing Variance request of Section 152.232 A (6) to allow a sign to be set back 2 feet from the property line instead of the required 10 feet in a B2, general business zoning district, located at 2221 Grand Ave, PIN #95-13-378-007.

The applicant was present.

The Commission members considered the following items:

- The granting of the variance will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
- The granting of the variance will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor substantially diminish or impair property values within the adjacent area.
- The Development Review Committee reviewed the request at their January 11, 2017 meeting and recommend approval.

Member Nygard moved, seconded by Member Johnson to approve of the sign variance request.

Roll Call #3

Ayes: Davis, Guenseth, Johnson, Lee, Lufkin, Nygard, 6.

Nays: None.

Abstentions: None.

Chairperson declared the motion approved.

PZ-17-0102 Public Hearing Variance request of Section 152.232 A (4) to allow a sign to be at a height of 11 feet above adjacent grade instead of the required 10 foot height in a B2, general business zoning district, located at 2506 Volunteer Dr, PIN #95-35-352-002.

The applicant was present and explained the original design was going to meet the height required by code. After plans were submitted to the City, the sign contractor told the developer that in order to provide adequate structural strength to withstand wind loads that that sign base would need to be constructed larger to accommodate longer anchor bolts.

The Commission members considered the following items:

- The granting of the variance will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
- The granting of the variance will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor substantially diminish or impair property values within the adjacent area.
- The Development Review Committee reviewed the request at their January 11, 2017 meeting and recommend approval.

Member Lee moved, seconded by Member Nygard to approve the variance.

Roll Call #4

Ayes: Davis, Guenseth, Johnson, Lee, Lufkin, Nygard, 6.

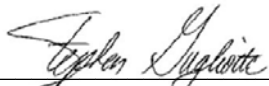
Nays: None.

Abstentions: None.

Chairperson declared the motion approved.

Member Nygard expressed thanks to John Spittell for his many years of service on the Planning and Zoning Commission.

There being no further business, the meeting adjourned at 7:15 p.m.



Steve Gugliotta, AICP
Executive Secretary