

MINUTES
PLANNING AND ZONING COMMISSION MEETING
CITY COUNCIL CHAMBERS OF GALESBURG CITY HALL
Tuesday, May 23, 2017 at 7:00 p.m.

MEMBERS PRESENT: Arlie Adams, Roger Carlson, Greg Davis, Bill Johnson, Mark Lee, Tammy Lufkin, Leigh Nygard and Neil Thomas, 8.
MEMBERS ABSENT: David Uhlmann, 1.
OTHERS PRESENT: Stephen Gugliotta AICP, Wayne Carl-Director of Planning & Public Works.
Chairman declared quorum present.

Approve Minutes of the April 18, 2017 meeting
Member Johnson moved to approve the minutes, seconded by Member Lee.

Minutes were approved by voice vote.

Update Past Planning and Zoning Commission items

1. Variance request of Section 152.076 (F)(2) to allow 16 inch side yard setback instead of the required 0, or if provided, at least 5 foot setback, in a B2, General Business zoning district, located at 835 Monmouth Blvd, PIN #99-16-281-024.
2. Variance request of Section 152.232 (4) to allow an existing sign to be at 23 feet ½ inch instead of the allowed 20 feet and Section 152.232 (6) to allow an existing sign to be setback 19 inches instead of the allowed 10 feet, located at 223 West Main Street, PIN #99-10-384-005. A sign permit was issued April 20, 2017.

Receive Citizen Comment
None received.

PZ-17-0501 Public Hearing Variance request of Section 152.067 (F) (3) to allow an addition to a garage that will be 24 feet to the rear property line instead of the required 30 feet, located at 1921 Bluebird Drive, PIN 99-01-326-003.

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 May 10, 2017 meeting and recommended approval.

Member Lee moved, seconded by Member Carlson to approve of the variance request.

Roll Call #1

Ayes: Adams, Carlson, Davis, Johnson, Lee, Lufkin, Nygard, Thomas, 8.
Nays: None.
Abstentions: None.

Chairperson declared the motion approved.

PZ-17-0502 Public Hearing Variance of Section 152.152 (F) to allow two parking spaces to be located in the front yard setback. Variance of Table 152.155 (B) (3) to allow a reduction of the required 40 parking spaces down to 33 parking spaces. Site plan for a proposed 2,064 sq ft addition to Midwest Bank, 2558 N Seminary St, PIN 95-34-478-002.

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 May 10, 2017 meeting and recommend approval.

Member Johnson moved, seconded by Member Adams to approve the variances.

Roll Call #2

Ayes: Adams, Carlson, Davis, Johnson, Lee, Lufkin, Nygard, Thomas, 8.
Nays: None.
Abstentions: None.

Chairperson declared the motion approved.

PZ-17-0503 Public Hearing Variance of Section 152.111 (B) (8) (f) to allow four accessory buildings on a lot instead of the allowed three, located at 1722 S Cherry St, PIN 99-22-254-017

The applicant was present.

The Commission members considered the following items:

- The property is located within a Two-Family (R2) zoning district. Adjacent land zoning (uses) to the north, south, west and east are all R2 and used as single-family residences.
- The Galesburg ordinance also limits the overall size of accessory buildings to be less than 30 % of a rear yard or 2,000 square feet. In this situation:
 - The property in question contains six lots that have been combined into a single lot that is 156 feet wide x 255.74 feet deep. 30% of the rear yard is greater than 2,000 square feet.
 - Adding all four accessory structures the total square footage would be 1,688 square feet, so he would be in compliance with the overall size requirements.
- The granting of the variance will not be detrimental to the public welfare or injurious to other property improvements in the neighborhood.
- The proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the danger of fire, otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.
- The Development Review Committee reviewed the request at their May 10, 2017 meeting and recommended approval.

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

Roll Call #3

Ayes: Adams, Carlson, Davis, Johnson, Lee, Lufkin, Nygard, Thomas, 8.
Nays: None.
Abstentions: None.

Chairperson declared the motion approved.

**PZ-17-0504 Public Hearing Application for a drive-through facility at 1910 N Henderson St,
PIN 99-04-276-023**

The applicant was present.

The Commission members considered the following items:

- There is not adjacent residential near the drive-through speakers so sound will not be an issue.
- The drive will not exit directly onto a public way.
- The stacking provided meets what is required by ordinance.
- One drive through window will be provided, which is allowed per ordinance for a restaurant.
- The Development Review Committee reviewed the request at their May 10, 2017 meeting and recommended approval.

Member Johnson moved, seconded by Member Adams to approve the drive-through.

Roll Call #4

Ayes: Adams, Carlson, Davis, Johnson, Lee, Lufkin, Nygard, Thomas, 8.

Nays: None.

Abstentions: None.

Chairperson declared the motion approved.

**PZ-17-0505 Public Hearing Proposed amendment to Section 152.131 (B) of the Development
Ordinance in regards to Site Plan reviews.**

The applicant was present.

The Commission members considered the following items:

- The Planning and Public Works Division will still be reviewing the projects for zoning, construction code and drainage compliance.
- The Development Review Committee reviewed the request at their May 10, 2017 meeting and recommended approval.

Member Johnson moved, seconded by Member Thomas to recommend approval of the ordinance amendment.

Roll Call #5

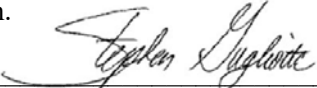
Ayes: Adams, Carlson, Davis, Johnson, Lee, Lufkin, Nygard, Thomas, 8.

Nays: None.

Abstentions: None.

Chairperson declared the motion approved.

There being no further business, the meeting adjourned at 7:18 p.m.



Steve Gugliotta, AICP
Executive Secretary