

MINUTES
PLANNING AND ZONING COMMISSION MEETING
CITY COUNCIL CHAMBERS OF GALESBURG CITY HALL
Tuesday, September 19, 2017 at 7:00 p.m.

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

Chairman declared quorum present.

Approve Minutes of the August 22, 2017 meeting
Member Nygard moved to approve the minutes, seconded by Member Uhlmann.

Minutes were approved by voice vote.

Update Past Planning and Zoning Commission items

1. Change of non-conforming use application to change from a dentist office to an Art Gallery or Studio in an R3A Multi-Family zoning district, 369 North Kellogg Street. The P&Z Commission approved this request. Applicant has been in contact with the Inspection Division.
2. Variance request of Section 152.068 (F) (2) to allow the construction of a carport that will be 3 ½ feet to the side property line instead of 5 feet, located at 924 S Farnham Street, PIN 99-14-476-018.
3. Minor Plat of the Henderson-Sandburg Re-subdivision One. The developer requested this item be tabled from the September 5, 2017 City Council meeting.
4. Minor Plat of the Bondco Subdivision. The City Council approved the Minor Plat at their September 5, 2017 meeting.

Receive Citizen Comment
None received.

PZ-17-0901 Public Hearing Variance request of Section 152.067 (F) (2) to allow the construction of a garage addition that would be 7 feet to the side property line instead of the required 10 feet, located at 3303 Lakeside Ct, PIN 95-33-151-015.

The petitioner, Tim Rice 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 September 5, 2017 meeting and recommended approval.

- The Building Inspector met with the property owner and they were able to find 4 of 5 property pins.

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

Roll Call #1

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

Nays: None.

Abstentions: None.

Chairperson declared the motion approved.

PZ-17-0902 Public Hearing Proposed Mural to be painted on exterior wall, located at 311 East Simmons Street.

The petitioner, Galesburg Civic Art Center, Kensington and Chamber of Commerce were present.

The Commission members considered the following items:

- The proposed location is located within the B3 zoning district, which is allowed per the Development Ordinance.
- The proposed mural is for community beautification.
- The Development Review Committee reviewed the request at their September 5, 2017 meeting and recommended approval.
- The artist doing the mural has been in 45 cities and 25 countries over the last 5 years installing murals.

Member Johnson moved, seconded by Member Thomas to approve the mural.

Roll Call #2

Ayes: Carlson, Davis, Johnson, Lufkin, Nygard, Thomas, Uhlmann, 7.

Nays: Adams, 1.

Abstentions: None.

Chairperson declared the motion approved.

PZ-17-0903 Public Hearing Minor Plat of the Seminary Square Commercial Resubdivision No 3.

The petitioner requested this item be removed from the agenda.

PZ-17-0904 Public Hearing Preliminary Plat of the Sandburg Mall Subdivision No 8.

Present on behalf of petitioner was Kevan Cooper of Bruner, Cooper & Zuck. Ken Springer, Knox County Area Partnership also spoke in support of the subdivision.

The Commission members considered the following items:

- The subdivision is in compliance with the Development Ordinance and could potentially allow additional development to take place within the community.

- The Development Review Committee (DRC) reviewed the request at their September 5, 2017 meeting and recommended approval, contingent upon the following items being met:
 - Correct “CDP” zoning shown on individual lots on plat to read “CPD”.
 - Two Council approval certificates are not needed, remove the one titled “City of Galesburg” and keep the one titled “City Council Preliminary Approval Certificate”.
 - A waiver of the sidewalk requirement would be acceptable.

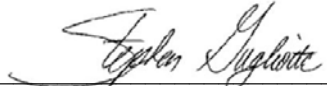
Member Johnson moved, seconded by Member Thomas to recommend approval of the Preliminary Plat, contingent upon the items mentioned by the Development Review Committee being met.

Roll Call #3

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

Chairperson declared the motion approved.

There being no further business, the meeting adjourned at 7:22 p.m.


Steve Gugliotta, AICP
Executive Secretary