

MINUTES
PLANNING AND ZONING COMMISSION MEETING
COUNCIL CHAMBERS OF GALESBURG CITY HALL
Tuesday, January 10, 2023 at 5:30 p.m.

MEMBERS PRESENT: Bill Johnson, Mark Lee, Neil Thomas, David Uhlmann, 4.
MEMBERS ABSENT: Katina Cochrane, Ardennia Leahy, Steve McKelvie, 3.
OTHERS PRESENT: Stephen Gugliotta AICP-Director of Community Development.

Chairman declared quorum present.

Approve Minutes of the December 20, 2022 meeting
Member Lee moved to approve the minutes, seconded by Member Thomas.

Minutes were approved by voice vote.

Update Past Planning and Zoning Commission items

- Minor Plat of the Gale Village Resubdivision No 2 and the zoning amendment related to the subdivision were continued to January 10, 2023.

Receive Citizen Comment
None Received.

PZ-23-0101 Public Hearing Special Use application to allow wood processing at 1745 S Henderson St.

Becky Good, Bradley Smoker stated they will continue to do distribution and customer service at their current building across the street. Bradley Smoker is moving their manufacturing to Galesburg at 1745 S Henderson St.

The Commission members considered the following items:

- The establishment, maintenance or operation of the special use may be detrimental to or endanger the public health, safety, morals, comfort or general welfare;
- The establishment of the special use may impede the normal and orderly development and improvement of surrounding property for uses permitted in the district; and
- The Development Review Committee reviewed the proposed Special Use at their December 28, 2022 meeting and recommended approval.

Member Thomas moved, seconded by Member Lee to approve of the Special Use.

Roll Call #1

Ayes: Johnson, Lee, Thomas, Uhlmann, 4.

Nays: None.

Abstentions: None.

Absent: Cochrane, Leahy, McKelvie, 3.

Chairperson declared the motion approved.

PZ-23-0102 Public Hearing Zoning Amendment, R1B, Single Family to R1A, Single Family, properties at the SW corner of Louisville Rd and S Academy St

The Commission members considered the following items:

- The city and other service providers will be able to provide adequate public facilities and services to the subject property, while maintaining adequate levels of service to existing development;
- The subject property is suitable for the proposed zoning classification.
- The Development Review Committee reviewed the proposed zoning amendment at their December 28, 2022 meeting and recommend approval.

Member Lee moved, seconded by Member Thomas to recommend approval of the zoning amendment.

Roll Call #2

Ayes: Johnson, Lee, Thomas, Uhlmann, 4.

Nays: None.

Abstentions: None.

Absent: Cochrane, Leahy, McKelvie, 3.

Chairperson declared the motion approved.

PZ-23-0103 Public Hearing Minor Plat of the Gale Village ReSubdivision No 2

Ascent Church and Mike Martin were present.

Ruth Dietrich, 2883 Montague Dr, read a statement that the neighborhood had a meeting with the church last week and discussed the proposed project and the neighborhood no longer opposes the zoning amendment.

The Commission members considered the following items:

- The subdivision is in compliance with the Development Ordinance
- The Development Review Committee reviewed the proposed Minor Plat at their December 7, 2022 meeting and recommended approval.

Member Thomas moved, seconded by Member Lee to recommend approval of the Minor Plat.

Roll Call #3

Ayes: Johnson, Lee, Thomas, Uhlmann, 4.

Nays: None.

Abstentions: None.

Absent: Cochrane, Leahy, McKelvie, 3.

Chairperson declared the motion approved.

**PZ-22-0104 Public Hearing Zoning Amendment, R2 Two-Family to I Insitutional,
property west of Gale Village Dr**

Mike Martin was present.

The Commission members considered the following items:

- The city and other service providers will be able to provide adequate public facilities and services to the subject property, while maintaining adequate levels of service to existing development;
- The subject property is suitable for the proposed zoning classification.
- The Development Review Committee reviewed the proposed zoning amendment at their December 7, 2022 meeting and recommend approval.

Member Lee moved, seconded by Member Thomas to recommend approval of the zoning amendment.

Roll Call #4

Ayes: Johnson, Lee, Thomas, Uhlmann, 4.

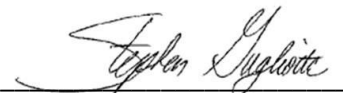
Nays: None.

Abstentions: None.

Absent: Cochrane, Leahy, McKelvie, 3.

Chairperson declared the motion approved.

There being no further business, the meeting adjourned at 5:44 p.m.



Steve Gugliotta, Director of Community Development