

MINUTES
PLANNING AND ZONING COMMISSION MEETING
COUNCIL CHAMBERS OF GALESBURG CITY HALL
55 W TOMPKINS ST, GALESBURG, IL
Tuesday, April 23, 2024 at 5:30 p.m.

MEMBERS PRESENT: Katina Cochrane, Bill Johnson, Ardennia Leahy, Mark Lee, Carla Markwart, Steve McKelvie, Jason Paulsgrove, Neil Thomas, 8.
MEMBERS ABSENT: David Uhlmann, 1.
OTHERS PRESENT: Steve Gugliotta AICP-Director of Community Development.

Chairman declared quorum present.

Approve Minutes of the March 19, 2023 meeting

Member McKelvie moved to approve the minutes, seconded by Member Thomas.

Minutes were approved by voice vote.

Update Past Planning and Zoning Commission items

- Sign variance, located at 834 N Seminary St, permit has been issued.
- Minor Plat, Senneff Subdivision, 435 E Third St. City Council approved at their April 1, 2024 meeting.

Receive Citizen Comment
None Received.

PZ-24-0401 Public Hearing Minor Plat of the Freddy Subdivision, located in the 1200 block of North Hendreson St.

The applicant was not present.

Gugliotta stated the Development Review Committee had a few questions that have not yet been addressed, which included:

- Section 152.262 (B) (6) There is one connection to the sanitary sewer in North Henderson St and it is shared between a building on the east and the building in the rear to the west. This sanitary line may, or may not, be in the proposed 10-foot easement please verify. Also, if the building to the east is demolished it is not clear how the rear building will be serviced with a sanitary line please explain.

- Section 152.262 (B) (7). At the north property lines it shows proposed lot 1 to be 230' and proposed lot 2 to be 200.41' for a total of 430.41', which does not match the overall total shown on the plat of 425.41'.
- Section 152.262 (B) (16) (b) please provide written confirmation from all utility companies accepting the proposed easement locations. Utility companies would include water, cable, electric, gas, sanitary sewer, storm sewer and telecommunications.

Russ Nagre, who runs the McDonalds on the adjacent property, was sworn in by the Chairperson. Mr. Nagre stated the property being subdivided frequently floods and someone drilled holes in the curb between properties so the water now drains on the McDonalds parking lot. He would like to see something needs to be done with the drainage issue if the properties will be redeveloped.

Members questioned if the proposed Lot 2 to the west would have adequate access. It was shown that the Olive Street Right Of Way does go up to the west portion of the proposed Lot 2.

Members discussed that with the unanswered questions from the Development Review Committee, and nobody here to represent the applicant, that the item should be tabled until the next meeting.

Member Thomas moved, seconded by Member McKelvie to table the item until the meeting next month.

Roll Call #1

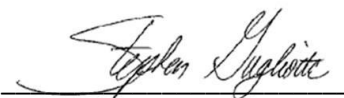
Ayes: Cochrane, Johnson, Leahy, Lee, Markwart, McKelvie, Paulsgrove, Thomas,
8.

Nays: None.

Abstentions: None.

Chairperson declared the motion approved.

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



Steve Gugliotta, Director of Community Development