

MINUTES
PLANNING AND ZONING COMMISSION MEETING
COUNCIL CHAMBERS OF GALESBURG CITY HALL
55 W TOMPKINS ST, GALESBURG, IL
Tuesday, January 13, 2026 at 5:30 p.m.

MEMBERS PRESENT: Ardennia Leahy, Mark Lee, Carla Markwart, Steve McKelvie, Jason Paulsgrove, 5.
MEMBERS ABSENT: Katina Cochrane, Mark Thomas, 2.
OTHERS PRESENT: Steve Gugliotta AICP-Director of Community Development.

Chairperson declared quorum present.

Approve Minutes of the December 16, 2025 meeting

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

Minutes were approved by voice vote.

Update Past Planning and Zoning Commission items

- Variance of Table 152.155 (B) (3) for minimum parking requirements to reduce parking spaces from 11 to 9 at 247 S Seminary Street was approved at the last Planning & Zoning Commission meeting.

Receive Citizen Comment

None Received.

**PZ-26-0101 Public Hearing Special Use request to allow a community solar installation,
275 Lloyd Stearman Drive.**

The Commission members considered the following items:

- The establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare; and
- The special use will not be injurious to the use and enjoyments of adjacent properties for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; and
- The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district; and
- The Development Review Committee reviewed the request at their December 3, 2025 meeting and recommended approval.

Member Lee moved, seconded by Member Markwart to recommend approval.

Roll Call #1

Ayes: Leahy, Lee, Markwart, McKelvie, Paulsgrove, 5.

Nays: None.

Abstentions: None.

Chairperson declared the motion approved

PZ-26-0102 Public Hearing Minor Plat of the Davis and Sons Storage Subdivision, 688 US Hwy 150 E and 671 Knox Rd 1400 N.

An adjacent neighbor was sworn in by the Chairperson and asked if the zoning was going to be changed. It was explained the only item under consideration tonight was the subdivision and we were not aware of any zoning modifications being requested. The property is located in Knox County and they will also be reviewing the subdivision through their own separate process.

The Commission members considered the following items:

- The subdivision is in compliance with the Development Ordinance.
- The property is outside city limits, there is no public sidewalk in any close proximity to this subdivision, the request to waive installation of public sidewalks is supported.
- The Development Review Committee reviewed the request at their December 3, 2025 meeting and recommended approval.

Member Markwart moved, seconded by Member McKelvie to recommend approval of the subdivision with a waiver of public sidewalk installation.

Roll Call #2

Ayes: Leahy, Lee, Markwart, McKelvie, Paulsgrove, 5.

Nays: None.

Abstentions: None.

Chairperson declared the motion approved

PZ-26-0103 Public Hearing Minor Plat of the Ladner Land Subdivision, 123-129 Knox Hwy 31.

Mr. Matthew Anderson was sworn in by the Chairperson. Mr. Anderson mentioned he had a subdivision done about 20 years ago a few lots east of this proposed subdivision and the city at that time required him to install public sidewalks. He did not agree with it at the time and would not agree with making this applicant install public sidewalks.

The applicant, Mr. Paul Ladner was sworn in by the Chairperson. He explained that what he is doing is taking two lots and changing the boundaries to create 2 lots of different sizes. The result will be that he sells one lot to his son and he will retain the other lot. Mr. Ladner provided a letter to the Commission which explained his request for the sidewalk waiver.

The Commission members considered the following items:

- The subdivision is in compliance with the Development Ordinance.
- This property is outside city limits, installation of a public sidewalk would not connect to any other public sidewalks, this subdivision is not generating new development, the request to waive installation of public sidewalks is supported.
- The Development Review Committee reviewed the request at their December 3, 2025 meeting and recommended approval.

Member McKelvie moved, seconded by Member Leahy to recommend approval of the subdivision with a waiver of public sidewalk installation.

Roll Call #3

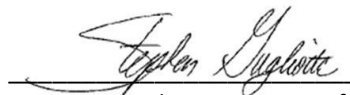
Ayes: Leahy, Lee, Markwart, McKelvie, Paulsgrove, 5.

Nays: None.

Abstentions: None.

Chairperson declared the motion approved

There being no further business, the meeting adjourned at 6:04p.m.



Steve Gugliotta, Director of Community Development