

MINUTES

**PLANNING AND ZONING COMMISSION MEETING
CITY COUNCIL CHAMBERS OF GALESBURG CITY HALL
Tuesday, March 21, 2017 at 7:00 p.m.**

MEMBERS PRESENT: Arlie Adams, Roger Carlson, Greg Davis, Bill Johnson, Tammy Lufkin and Leigh Nygard, 6.
MEMBERS ABSENT: Mark Lee, 1.
OTHERS PRESENT: Stephen Gugliotta AICP, Brad Nolden - City Attorney.

Vice-Chairman declared quorum present.

Consider Selection of Chairperson

The floor was opened for nominations. Member Nygard nominated Member Davis and Member Davis nominated Member Lufkin. No other nominations were brought forward.

Vote on nomination of Member Davis as Chairperson.

Roll Call #1

Ayes: Adams, Carlson, Lufkin, Nygard, 4.
Nays: Davis, Johnson, 2.
Abstentions: None.

Chairperson declared the motion approved.

Vote on nomination of Member Lufkin as Chairperson.

Roll Call #2

Ayes: Davis, Johnson, 2.
Nays: Adams, Carlson, Lufkin, Nygard, 4.
Abstentions: None.

Chairperson declared the motion denied.

The nomination of Member Davis as chairperson was confirmed.

Approve Minutes of the January 24, 2017 meeting

Member Nygard moved to approve the minutes, seconded by Member Johnson.

Minutes were approved by voice vote.

Update Past Planning and Zoning Commission items

1. Variance request of Section 152.232 A (6) to allow a sign to be set back 2 feet from the property line instead of the required 10 feet in a B2, general business zoning district, located at 2221 Grand Ave, PIN #95-13-378-007. The commission approved the variance request. A sign permit was issued.
2. Variance request of Section 152.232 A (4) to allow a sign to be at a height of 11 feet above adjacent grade instead of the required 10 foot height in a B2, general business zoning district, located at 2506 Volunteer Dr, PIN #95-35-352-002. The

Commission approved the variance request. A sign permit was issued February 8, 2017.

Receive **Citizen Comment**
None received.

PZ-17-0301 Public Hearing Rear yard setback variance of Section 152.067 (F) (3) of the Development Ordinance to allow a setback 25 foot 6 inch rear yard setback instead of the required 30' setback, located at 3293 Sunset Lane, PIN #99-34-153-004.

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 variance will not alter the essential character of the neighborhood.
- The Development Review Committee reviewed the request at their March 8, 2017 meeting and recommended approval.

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

Roll Call #3

Ayes: Adams, Carlson, Davis, Johnson, Lufkin, Nygard, 6.
Nays: None.
Abstentions: None.

Chairperson declared the motion approved.

PZ-17-0302 Public Hearing Fence height variance of Section 152.033 (C) (2) of the Development Ordinance to install an 8 foot privacy fence to enclose the rear yard instead of the allowed 7 foot fence, located at 1403 Monroe St, PIN #95-03-352-008.

The applicant was present.

The Commission members considered the following items:

- Whether the proposed variance will impair an adequate supply of light and air to adjacent property, or substantially diminish or impair property values within the neighborhood.
- Whether there are no unique physical circumstances of the property.
- The Development Review Committee reviewed the request at their March 8, 2017 meeting and recommend denial.

Member Nygard moved, seconded by Member Carlson to deny the variance.

Roll Call #4

Ayes: Adams, Carlson, Davis, Nygard, 4.
Nays: Johnson, Lufkin, 2.
Abstentions: None.

Chairperson declared the motion approved.

PZ-17-0303 Consider Excused absence from the January 24, 2017 meeting for Member Carlson.

Member Johnson moved, seconded by Member Lufkin to approve the excused absence.

Roll Call #5

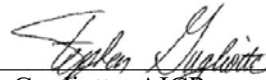
Ayes: Adams, Davis, Johnson, Lufkin, Nygard, 5.

Nays: None.

Abstentions: Carlson, 1.

Chairperson declared the motion approved.

There being no further business, the meeting adjourned at 7:28 p.m.



Steve Gugliotta, AICP
Executive Secretary