

City of Rock Falls Planning and Zoning Commission Meeting February 13, 2014

The Planning and Zoning Commission Meeting was called to order at 5:30 p.m. on February 13, 2014 by Chairman Rick Turnroth.

Deputy Clerk Michelle Conklin called the roll, a quorum was present including Chairman Rick Turnroth, Chuck Koehler, Debi Burke, Mark Vandernick, Terry Wolf, Tony Sosi and Matt Lillpop. Don Koehler was absent. Also present was City Administrator Robbin Blackert and Building Inspector Mark Searing.

A motion was made by Mark Vandernick and second by Matt Lillpop to open the public hearing. (5:34 p.m.)
Viva Voce Vote, motion carried.

Chairman Turnroth stated that all publications and mailings were completed and in compliance.

City Administrator Robbin Blackert presented the Commission and residents with a Power Point Presentation as to why the City of Rock Falls was requesting a change in zoning from B-2 to MU-1 Mixed Use.

Chairman Turnroth asked the Commission members if there were any objections to the petitioner's case, there were no objections. City Administrator Blackert stated that there were no written objections received by the City of Rock Falls.

Chairman Turnroth opened the hearing to questions from the audience.

Kelly Keaschall, President of DeKalb Feeds asked Administrator Blackert if she had any examples of any burdens that could be placed on property owners with this zoning change, when the City is saying that current property owners will be grandfathered in does this mean the height restrictions also? Administrator Blackert stated that she did not see any burdens that would be placed on current property owners and that anyone that is grandfathered in will not have any change in the use of their property.

Dara Southard resident of 214 2nd Avenue, Rock Falls asked when will this zoning change take place and if the property taxes will increase. Administrator Blackert stated that the zoning change will take place when the ordinance is passed by the City Council and that the zoning changes will not increase the taxes, only an increase in their assessed valuation would increase taxes.

Will Ackland resident of 613 W 12th Street, Rock Falls asked where the findings in the presentation came from. Administrator Blackert stated that the findings were from many different sources and studies that had been completed.

Cynthia Eshelman resident of 602 Avenue A, Rock Falls asked if after these zoning changes if a neighbor could start a business out of his garage. Building Inspector Searing stated that they would have to follow all of the regulations of that business and would need to petition the Planning and Zoning Commission in order to implement any changes to the zoning on their property.

A motion was made by Chuck Koehler and second by Tony Sosi to approve the points made by the City of Rock Falls.

1. The proposed rezoning is compatible with existing uses and zoning of nearby property.
2. There is no evidence that property values may be diminished by the proposed rezoning.
3. The general health, safety and welfare of the public will be promoted by the proposed rezoning.
4. The relative gain to the public outweighs any hardship imposed on individual property owners.
5. The properties in the area subject to the proposed rezoning are overall suitable for the proposed MU-1 zoning classification.
6. The proposed rezoning is consistent with and will further the City's comprehensive plan.

Upon roll call Rick Turnroth, Chuck Koehler, Debi Burke, Mark Vandernick, Terry Wolf, Tony Sosi and Matt Lillpop voted yes. Vote: 7 aye, motion carried.

A motion was made by Tony Sosi and second by Mark Vandernick to approve the request of the City Council of the City of Rock Falls for rezoning from B-2 to MU-1 from West 2nd Street to 8th Avenue and 1st Avenue to East 5th Street. Upon roll call Rick Turnroth, Chuck Koehler, Debi Burke, Mark Vandernick, Terry Wolf, Tony Sosi and Matt Lillpop voted yes. Vote: 7 aye, motion carried.

A motion was made by Debi Burke and second by Mark Vandernick to close the Public Hearing. (6:05 p.m.)
Viva Voce Vote, motion carried.

Next committee meeting will be held on March 13, 2014 at 5:30 p.m.

A motion was made by Chuck Koehler and second by Matt Lillpop to approve the minutes of January 9, 2014.

Viva Voce Vote, motion carried.

Chairman Rick Turnroth addressed the committee, at the last meeting I had a conflict of interest and did not act in the manner that I should have acted. I stand corrected and apologize to all of you and assure you that it will not happen again. I have spoken with the Mayor and we thought that we should start meeting on a regular basis, if we don't have any agenda items we are looking into different training options. We will also look into structuring the chairmanship to have it rotate.

A motion was made by Mark Vandernick and second by Debi Burke to adjourn. (6:10 p.m.)

Viva Voce Vote, motion carried.

Submitted by Michelle Conklin, Deputy Clerk

Approved by Rick Turnroth, Chairman