

SPECIAL PLANNING AND ZONING COMMISSION

Thursday, August 28, 2014

5:30P.M. – COUNCIL CHAMBERS

Members Present: Don Koehler, Chuck Koehler, Richard Fassig, Terry Wolf, Tony Sosi, Mayor William Wescott, Robbin Blackert – City Administrator, Mark Searing – Building Inspector and Sylvia Frey.

Members Absent: Matt Lillpop, Rick Turnroth, Randy Balk - RFCDC

Other Attendees: Brian Frickenstein – Willett Hoffman & Associates

Roll Call was made. Quorum was met and official business could be conducted.

Mayor William Wescott stated as the members have not chosen an alternate chairman at this time, he would like to proceed with chairing this meeting. Members had no objections.

Mayor Wescott introduced new member, Richard Fassig to the others. Mr. Fassig had been working on the Planning Commission Board in the community of DeKalb IL in past years so he's eager to bring his knowledge and experience to this commission.

The commission members were given copies of the preliminary plat for the Rock Falls – Reliant Subdivision No. 3 for their review. This plat shows the location of the new hotel site – northeast side of East 2nd Street. This is a \$6.1 million project with 68 units (32 suites) to be developed under the name of 'Holiday Express & Suites'. As this development will be a 'tight-fit' members asked if there were any setbacks given – Mark Searing stated none at this time.

Mayor Wescott asked Brian Frickenstein to explain the various features for this project. Brian indicated this is not a complete site plan at this time. Brian stated there would be 'green space' along the west side of this hotel and along the north side of lot there would be a retaining wall. The bike path would run along the east side of property and must be ADA compliant. Consideration would be needed for two easements – one for the north retaining wall along the bike path and one for the entrance area on north side of East 2nd Street of the hotel for traffic flow in/out of hotel.

Mayor Wescott stated that there will be changes and amendments made in the coming weeks. These items would be brought back to the commission for their review and approval along with the final plat approval.

As the developers and contractors are anxious for the 'groundbreaking' event scheduled for this fall, Mayor Wescott has asked the members for their approval of the preliminary plat as presented at this time. Mark Searing stated as Plats Officer for the city, he has determined that this plat has met all the required criteria as presented.

A motion was made by Chuck Koehler, seconded by Tony Sosi, to recommend the approval of this preliminary plat (Reliant Subdivision No. 3) as presented with the understanding that any amendments and changes would come to the Planning & Zoning Commission before going to council for approval. Vote Tally: Chuck Koehler (yes), Don Koehler (yes), Terry Wolf (yes), Rich Fassig (yes) and Tony Sosi (yes) – motion carried. A recommendation will sent to city council for council meeting September 2, 2014.

With no further discussion, the meeting was adjourned at 6:00pm. Next meeting is September 11, 2014 at 5:30pm

Respectfully submitted,



Mayor William B. Wescott