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Plan Commission

July 2, 2018

Members:

Sue Garlick
Chris Barnhart
Larry Meyer
Keith Kennett
Michael A. Smith

Contact Person

Chris Barnhart

Rick Mills
Building Inspector
309-944-6419

Minutes

Call to order /roll call/Quorum check

Meeting called to order by Chairman Chris Barnhart at 6:00 p.m. Members answering roll call: Kennett and Garlick, Smith and Meyer. Also, in attendance was Recorder Phlypo, Building Inspector Mills and Harold Gradert.

Pledge of allegiance

Public Comment- *Audience requests are limited to 3 minutes per subject. If additional time would be needed, please contact City Hall to be placed on the Agenda prior to the meeting.*

None

Consent Agenda

1) Approval of agenda and minutes from June 4, 2018.

Motion by Kennett, second by Garlick to approve the agenda and minutes from June 4, 2018.

Voice Vote. 5 Ayes. 0 Nays.

Motion Carried.

Motion by Smith, second by Meyer to open the Public Hearing at 6:01 PM to discuss the following case:

Case #18-006 a request for text amendments referring to the fee's associated with a Public Hearing Request to be increased from \$150 to \$200.

Administrator Kotter reported that it has been 18 years since the fees were reviewed. We need to at least cover our expenses for a public hearing including postage, letter to residents and ad. This does not include employee's wages.

Case #18-007 a request to create a section in the zoning code for regulations governing the placement of telecommunications antennas in the right of way as regulated by Senate Bill 1451 (Public Act 100-0595) the Small Wireless Facilities Deployment Act.

The State is now regulating the placement of telecommunication antennas and requiring it to be a section in the zoning code.

Case #18-005 a request for review the section on Structures Prohibited in Easements.

Easements are to protect utilities. The current ordinance doesn't allow placement of anything in the easements and there is no process to ask for a variance to that regulation. The Elected Officials feel like this is unreasonable not to allow a process to ask for a variance with regulation.

Director of Electrical Operations Opsal reported that he is opposed to anything being put in the easements. It slows down repairs and work that needs to be done should the area need to be accessed. The equipment has gotten smaller that is used but you still need an ample amount of space to work, cables are 3 feet apart and they have to work around other utilities such as Mediacom, Nicor and telephone service. Fence installation has hit primaries before and fortunately no one got killed. Responses on this were requested from the other utilities but were not received. Board member Smith asked about Julie locates being required, Opsal reported that they are done but the deeper the lines the less accurate the locaters are and the Electric Department needs to be contacted also and some residents do not even have a Julie Locate. Anything put in the easements needs to be approved by the other utilities also. Opsal stated that he is going to check with Quad Cities communities to see what they allow.

Mr. Gradert stated why would you allow things in the easements, they are there for a reason.

Motion by Meyer, second by Kennett to close the Public Hearing at 6:13 PM.

Voice Vote. 5 Ayes. 0 Nays.

Motion Carried.

Old Business:

1. Case #18-006 a requested text amendment referring to the fee's associated with a Public Hearing request for Plan Commission and Zoning Board of Appeals to be increased from \$150.00 to \$200.00.

Motion by Kennett, second by Smith to recommend to City Council the approval of Case #18-006 a request for a text amendment referring to the fee's associated with a Public Hearing request for Plan Commission and Zoning Board of Appeals to be increased from \$150.00 to \$200.00.

ROLL CALL

Ayes 4 Barnhart,Kennett,Meyer,Smith

Nays 1 Garlick

Absent 0

Motion Carried.

2. Case #18-007 a request to create a section in the Zoning Code for regulations governing the placement of telecommunication antennas in the right of way as regulated by Senate Bill 1451 (Public Act 100-0595), Small Wireless Facilities Deployment Act.

Motion by Kennett, second by Smith to recommend to City Council the approval of Case #18-007 a request to create a section in the Zoning Code for regulations governing the placement of telecommunication antennas in the right of way as regulated by Senate Bill 1451 (Public Act 100-0595), Small Wireless Facilities Deployment Act.

ROLL CALL

Ayes 4 Barnhart,Kennett,Meyer,Smith

Nays 0

Absent 0

Abstain 1 Garlick

Motion Carried.

3. Case #18-005 a request for a text amendment to the Zoning Ordinance Chapter 4 referring to Structures Prohibited in the Utility Easements.

Concerns by the board included the following:

- a. Adequate verbiage that in the event the structure has to be taken out it is at the owner's liability and expense for structure and any additional staff labor required to clear the area that access is needed to.
- b. Will foundations and/or footings be allowed.
- c. Structures not exclusive to buildings, but also include fences, trees and shrubs.
- d. Include adequate verbiage to protect the City.
- e. If someone is injured is it partly the City's liability.

Motion by Kennett, second by Smith to not recommend to City Council Case #18-005 requested text changes as presented.

ROLL CALL

Ayes 5 Garlick, Barnhart, Kennett, Meyer, Smith

Nays 0

Absent 0

Abstain 0

Motion Carried.

Board members expressed their willingness to support a process to ask for a variance for structures in easements with regulations and detail for allowances.

New Business –

Board Member Garlick stated that she would like to have the wording with regards to the parking of recreational vehicles in the City limits. Covering where you can park them and for how long.

Board Education and Discussion -

None

General Comments -

None

Adjournment

Motion by Meyer, second by Smith to adjourn the meeting at 7:43 p.m.

5 Ayes. 0 Nays.

Motion Carried.

Respectfully submitted by

Recording Secretary

Loree K. Phlypo