

**CITY OF WASHINGTON, ILLINOIS
SPECIAL PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, MAY 23, 2018
WASHINGTON DISTRICT LIBRARY - 380 N. WILMOR ROAD – 6:30 P.M.**

Chairman Mike Burdette called the Special meeting of the City of Washington Planning and Zoning Commission to order at 6:30 p.m. in the meeting room at Washington District Library.	Call to Order
Present and answering roll call were Commissioners, Mike Burdette, Louis Milot, Tom Reeder, and Joe Roberts. Commissioners Brian Fischer, Steve Scott, and Doug Weston were absent.	Roll Call
Also present was P & D Director Jon Oliphant and B & Z Supervisor Becky Holmes.	
Commissioner Roberts moved and Commissioner Reeder seconded to approve the minutes of the May 2, 2018 Planning and Zoning Commission meeting as presented. <u>Motion carried unanimously by voice vote.</u>	Appv min 5/2/18 PZC meeting as presented
A public hearing was opened for comment at 6:30 p.m. on the rezoning request of Sam Miller to rezone 130 N. Wilmor Road from R-1A (single-family residential) to C-3 (service commercial). Publication was made of the public hearing notice, and there were no “interested parties” registered.	Public Hearing: Rezoning and Special Use requests, Sam Miller, 130 N. Wilmor Road
P & D Director Oliphant gave a brief overview of the rezoning request noting the following: there are currently two buildings on the property built around 1920 and are being proposed to be used as a light fabrication, welding, and repair business; this use would be allowed as a special use in a C-3 zoning district; the larger building to the south would be used for the business and office and the building to the north would be used for storage; the former property use was Spurgeon Construction and Mr. Miller has been recently using it for vehicle storage and other limited storage; business hours would be 7:00 a.m. to 5:00 p.m.; this property is on the fringes of multiple zoning classifications, commercial zoning to the south, residential zoning to the north with more institutional uses like the fire station and Five Points, and the only residential uses are the south side of Jefferson extending to the High School; the City’s Comprehensive Plan indicates this property as general commercial use in the future, which is compatible with what is being proposed for the property; the City’s landscaping code would apply for any landscaping that would be required; and with a special use any conditions can be attached that would be relevant to the operation of that use.	
Petitioner comments: Sam Miller shared that they will have a good amount of work to take on within the building and would like to get started as soon as they can. Noise level will not be a problem in the area. Looking forward to moving to this location to better serve the community. Sign regulations as well.	
Public comments: None.	
At 6:36 p.m. the public hearing was closed.	Close Public Hearing
Commissioner Reeder moved and Commissioner Milot seconded to recommend approval of the rezoning request as presented.	Approve Rezoning request, 130 N. Wilmor Road
Commissioner comments: Commissioner Milot asked if there were any business hour restrictions in a C-3 zoning and Oliphant replied that there were not and the only restriction would be noise level for any commercial property.	
There was no additional discussion and on roll call the vote was: <u>Ayes: 4</u> Milot, Reeder, Burdette, Roberts <u>Nays: 0</u> <u>Motion carried.</u>	
Commissioner Reeder moved and Commissioner Milot seconded to recommend approval of the special use request as presented.	Approve Special Use request, 130 N. Wilmor Road
Commissioner comments: None.	
There was no additional discussion and on roll call the vote was: <u>Ayes: 4</u> Roberts, Milot, Burdette, Reeder <u>Nays: 0</u> <u>Motion carried.</u>	
B & Z Supervisor Holmes shared that there will be no June meeting and the July meeting will be held on Thursday, July 5 th due to July 4 th holiday. P & D Director shared that the text amendment on the accessory structure fee increase was approved by the City Council, noting that it was also tweaked to increase the fee for structures that have three inspections or more to \$65 and keeping the two inspections or less at the proposed \$40 fee.	Staff Comments
At 6:40 p.m. Commissioner Milot moved and Commissioner Reeder seconded to adjourn. <u>Motion carried unanimously by voice vote.</u>	Adjournment