

CITY OF WASHINGTON, ILLINOIS
Planning and Zoning Commission Meeting
Wednesday, March 3, 2020
Five Points Washington Banquet Room at 6:30 P.M.

Call to Order Chairman Mike Burdette called the regular meeting of the City of Washington Planning and Zoning Commission to order at 6:30 p.m. in a banquet room in Five Points, Washington

Roll Call Present and answering roll call were Commissioners, Mike Burdette, Brian Fischer, Tom Reeder, Hans Ritter.

Also present was P & D Director Jon Oliphant, B & Z Supervisor Becky Holmes and City Clerk Valeri Brod.

Appv min 2/3/21 PZC meeting as presented Commissioner Reeder moved and Commissioner Ridder seconded to approve the minutes of the February 3, 2021 Planning and Zoning Commission.

Motion carried unanimously by voice vote.

Case No. Case No. 03032021-V-1 – A public hearing was opened for comment at 6:32 p.m. on
03032021-V-1 the request of Core & Main LP, of N. Cummings Lane, Washington for a variance to exceed the maximum outdoor storage allowed in an I-1 district.

Planning and Zoning Director Jon Oliphant shared that this is an existing business at Route 24 and Cummings Lane and they are moving to a larger property a few blocks north. He noted the benefit to the City that they decided to expand their business and stay near their current location. Mr. Oliphant stated that they are zoned I-1 and noted that there is a lot of outside storage required for this business. Mr. Oliphant shared that there is approximately 3.5 acres which will also allow space to also turn large vehicles. A representative from Core & Main stated that the majority of space will be used for moving materials with large and estimated there is about 2-2.5 acres of storage needed for product because the product will be spaced out for easier traffic flow. He also shared that the business is expanding. Mr. Oliphant shared that a majority of the storage will be shielded from general street view.

Petitioner comments: Chairman Burdette invited the petitioner to provide comments at which the petitioner explained the addition is going towards the back of the property and not towards the visible lot line.

Public comments: A brief conversation took place regarding the materials that may be used for the surface to the lot. Commissioner Burdett noted that water runoff would benefit from their proposed surfacing. It was also noted that it will look good for the future of Freedom Parkway. Commissioner Milot asked for clarification on the requirements for screening. Mr. Oliphant provided that it is a minimum of six feet tall but would need to verify maximum. A brief discussion took place regarding the type of screen or fence that will be used and the petitioner stated that they will review multiple options.

Close Public Hearing	At 6:33 p.m. the public hearing was closed.
Recommend approval of variance	Commissioner Ritter moved and Commissioner Reeder seconded to recommend the approval.
Old Business	Commissioner Fischer stated that he would like to be considered for re-appointment to the Planning and Zoning Commission. He stated that he is willing to vote for the minority which can be an asset and he has enjoyed working with this Commission.
Commissioner/Staff Comments	Mr. Oliphant shared that the Comprehensive Plan is underway and that the team is doing data collection. They are looking forward to having it kick off as well as get key person interviews.
Adjournment	At 6:48 p.m. Commissioner Reeder moved and Commissioner Fischer seconded to adjourn. <u>Motion carried unanimously by voice vote.</u>

Valeri L. Brod, City Clerk