

CITY OF WASHINGTON, ILLINOIS
Planning and Zoning Commission Meeting
Wednesday, May 5, 2021
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, Louis Milot, Tom Reeder, Hans Ritter, Glen Williams

Absent were Lindsay Rodrigues and Steve Scott

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

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

Approved with the following amendments:

Note that Mr. Reeder was absent, correct the spelling of Mr. Ritter's name, note that Mr. Milot was present, attach previous Commissioner Fischer's comments and move his comment from old business to staff comments.

Motion carried unanimously by voice vote.

Chairman Mike Burdette congratulated B&Z Supervisor Becky Holmes on her retirement, welcomed Planner Aaron Paque to fill Becky's roll on the Planning and Zoning Board and introduced Commissioner Glen Williams as a new member of the Board.

Public Hearing: Case No. 050521-V-1 – A public hearing was opened for comment at 6:32 p.m. for the variance to exceed Request of Tony & Cheri Rodgers of 202 S. Wood Street for a variance to exceed the the allowable allowable aggregate square footage of all accessory structures.

aggregate square
footage of all
accessory structures

B & Z Supervisor, Becky Holmes shared that the Rogers are requesting to build a garage over their RV as well as add an addition on their existing garage. This request will put their total aggregate square feet 924 over the allowable square footage. Ms. Holmes noted that they have an extra deep lot.

Petitioner comments: Chairman Burdette invited the petitioner to provide comments at which the petitioner Mr. Rodgers stated that the garage addition will be on the back of the garage and that this addition is needed for storage. It was also noted that there is a concrete pad already in existence in the location of the proposed RV structure, but a new pad will replace it.

Public Comments: None.

Close Public Hearing	At 6:37 p.m. the public hearing was closed.
Approve Case No. 050521-V-1, variance to exceed the allowable aggregate square footage of all accessory structures	<p>Commissioner Reeder moved and Commissioner Ritter seconded to recommend the approval of the request.</p> <p>A brief discussion took place clarifying that the requested structure will be in the same location as the currently parked RV which is about 19 feet by 45 feet in size. It was noted that the new structure would be aluminum on concrete. The petitioner noted that there is a small aluminum shed on the property that will be removed. The petitioner noted that the color of the new structure will be gray which will be close in color to the house. Commissioner Milot asked if there is proper distance between structures and Ms. Holmes stated that the distance is acceptable. Commissioner Milot asked if the variance would be necessary if they didn't add the garage addition and Ms. Holmes confirmed that it would be necessary. A brief discussion took place regarding the amount of square footage needed and the size of the extra-long lot. The petitioner noted that his current vehicles barely fit his current garage and that this will also be a selling point in future as it will be a three-stall garage. It was also noted that there is a variety of garage sizes in the neighborhood from single-stall to three-stall garages. The petitioner shared that he will also run electricity to the garage and RV storage and noted that the current situation is almost too tight to turn his vehicles and he needs more room to back out. Commissioner Burdette stated that due to the size of the lot, he supports this request. A brief discussion took place clarifying the timing of the work and the companies that will complete the projects. The petitioner shared details about the past improvements on the property including the house and garage.</p> <p>On roll call the vote was: <u>Ayes: 5</u> Burdette, Milot, Reeder, Roberts, Williams <u>Nays: 1</u> Ritter <u>Motion carried.</u></p>
Zoning Code Amendment	<p>Commissioner Reeder introduced Planning and Zoning Director Jon Oliphant to share details about the Zoning Code amendment providing flexibility for outside storage on properties zoned I-1 (light industrial)</p> <p>Mr. Oliphant shared that this consideration stemmed from the recent request from Core and Main to allow additional outdoor storage on their new property. Mr. Oliphant noted that some of the I-1 designations are restricted for outside storage and that other area communities do not have this restriction. He noted that there aren't very many I-1 designations in the City. Mr. Oliphant went on to share that the consideration is primarily focused on making it more flexible for I-1 designated properties that are not near residential properties. The proposal would allow for up to 50% of the lot to be used for outside storage when none of the lot is adjacent to a residential lot. He also noted that screening would still be required to block the view.</p> <p>A brief discussion clarified that currently to achieve more outside storage a business owner would have to build a much larger building to offset the size of the storage, that I-1 designated businesses do not store hazardous materials and a heavier industrial use facility would require an I-2 designation which would not be covered under this proposal. It was noted that some surrounding communities have a lot more industrial properties than our community. Mr. Oliphant noted that approximately two thirds of our current I-1 properties abut residential areas. Ms. Holmes noted that some of the</p>

areas in town that are zoned industrial, date back to when the railroad had more property through town. Commissioner Milot asked if this was consistent with the overall plan of the industrial park and Mr. Oliphant shared that it does. He also shared that he Stoneway Industrial Park that was started in 1991, may benefit from this flexibility when companies looking for new space although it is not guaranteed. Commissioner Reeder noted that the solid fence or wall may not be necessary if it is between two industrial facilities. Mr. Oliphant stated that this would clarify when the need for the screening fence would be needed.

Commissioner Milot moved and Commissioner Reeder seconded to recommend the approval of the request.

On roll call the vote was:

Ayes: 6 Burdette, Milot, Reeder, Ritter, Roberts, Williams

Nays: 0

Motion carried.

Old Business	None
Commissioner/Staff Comments	Mr. Oliphant shared that we have at least one case for next month.
Adjournment	At 6:58 p.m. Commissioner Milot moved and Commissioner Reeder seconded to adjourn. <u>Motion carried unanimously by voice vote.</u>

Valeri L. Brod, City Clerk