

CITY OF WASHINGTON, ILLINOIS

Planning and Zoning Commission Meeting

Wednesday, February 1, 2023 at 6:30 P.M.

In a meeting room in the Washington library in Five Points - 380 N. Wilmor Road, Washington

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. A quorum was established.

Roll Call Present: Commissioners Burdette, Milot, Reeder and Shelton
Absent: Commissioners Ritter, Scott and Williams
Also present: Planning and Development Director Oliphant, Planner Paque and City Clerk Brod

Approve Minutes Commissioner Milot motioned and Commissioner Reeder seconded to approve the meeting minutes from the December 7, 2022 meeting as presented. Motion carried by voice vote.
Commissioner Milot motioned and Commissioner Reeder seconded to approve the meeting minutes from the December 14, 2022 meeting as presented. Motion carried by voice vote.

Public Comments None provided.

Public Hearing Commissioner Burdette opened public hearing for comment at 6:32 p.m. P&D Director Oliphant provided details regarding the request by Sam Miller to rezone a property on W. Jefferson Street from R-1A (single-family residential) to C-3 (service retail) and a Special Use Request to allow for light fabrication, welding, and repair use on same parcel. Mr. Oliphant shared that Mr. Miller is first asking to rezone the property, which is about one acre. He noted a variety of zoning designations around this property which includes R-1 as well as C-2. Mr. Oliphant also shared that the Comprehensive Plan shows general commercial in this area, so this would be a good fit for use for the property. Staff recommends the approval, given that this business fits in currently. Sam Miller was present and shared that the lot may currently look messy due to them outgrowing it. This is why they would like to expand. Chairman Burdette closed the public hearing at 6:34 p.m.

Request by Sam Miller to rezone a property on W. Jefferson Street from R-1A (single-family residential) to C-3 (service retail) and a Special Use Request to allow for light fabrication, welding, and repair use on same parcel

Commissioner Milot motioned to accept the requests; Commissioner Reeder seconded.

Commissioner Milot asked for clarification regarding the need to rezone and apply for a special use at the same time. Mr. Oliphant shared that R-1A designation only allows for single-family residences and a C-3 designation allows for a number of commercial uses such as "light fabrication" which is done at Mr. Miller's current location. Commissioner Burdette clarified that the building will be on the same lot.

On roll call the vote was:
4 Ayes: Burdette, Milot, Reeder and Shelton
0 Nays:
Motion carried.

New Business None provided.

Commissioner/Staff Comments Commissioner Reeder shared that he will be gone during the March meeting.

Adjournment At 6:37 p.m. Commissioner Milot moved; Commissioner Reeder seconded to adjourn.
Motion carried by voice vote.

Valeri L. Brod, City Clerk