

**CITY OF WASHINGTON, ILLINOIS
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, FEBRUARY 6, 2019
WASHINGTON DISTRICT LIBRARY - 380 N. WILMOR ROAD – 6:30 P.M.**

Vice Chairman Brian Fischer called the February 6, 2019 regular 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, Brian Fischer, Louis Milot, Tom Reeder, and Joe Roberts. Commissioners Mike Burdette, Steve Scott, and Doug Weston were absent.	Roll Call
Also present was P & D Director Jon Oliphant, B & Z Supervisor Becky Holmes, and City Clerk Pat Brown.	
Commissioner Roberts moved and Commissioner Reeder seconded to approve the minutes of the December 5, 2018 Planning and Zoning Commission meeting as presented. <u>Motion carried unanimously by voice vote.</u>	Appv min 12/5/18 PZC meeting as presented
<u>Case No. 020619-V-1</u> – A public hearing was opened for comment at 6:31 p.m. on the request of Jeffrey & Karen Moses for a side yard variance at 105 N. Spruce Street. Publication was made of the public hearing notice, and there were no “interested parties” registered.	Public Hearing: side yard variance request, Jeffrey & Karen Moses, 105 N. Spruce St.
B & Z Supervisor Holmes gave a brief overview of the variance request noting the following: the petitioner is requesting to construct a detached garage that will replace an existing garage that has been taken down; a concrete pad for the new garage was poured 4’ from the side property line without obtaining a building permit; the new pad was poured in its location to allow for more additional parking on the driveway; and the side yard setback requirement is 5’.	
Petitioner comments: None.	
Public comments: None.	
At 6:32 p.m. the public hearing was closed.	Close Public Hearing
Commissioner Roberts moved and Commissioner Reeder seconded to recommend approval of the variance request as presented.	Approve Case No. 020619-V-1, side yard variance request
Commissioner comments: Commissioner Milot asked if it is being constructed on the same footprint as the old garage and B & Z Supervisor Holmes shared that the old garage was 15’ off the property line but they wanted to allow for a better turning radius so it was moved closer to the property line. The petitioner shared that they currently have three drivers and this will keep one of their vehicles off of the grass. Vice Chairman Fischer noted that there are other garages right up on the property line in this area and should not be a bother to the neighborhood.	
There was no additional discussion and on roll call the vote was: <u>Ayes: 4</u> Fischer, Milot, Reeder, Roberts <u>Nays: 0</u> <u>Motion carried.</u>	
A public hearing was opened for comment at 6:35 p.m. on the request of Lei Wernsman, 203 Hilldale Avenue, to permit a roof mount solar energy system to be placed on the roof of an accessory structure. Publication was made of the public hearing notice, and there were no “interested parties” registered.	Public Hearing: Special Use request, roof mount solar energy system on accessory structure, 203 Hilldale Avenue
P & D Director Oliphant gave a brief overview of the request noting the following: the petitioner has submitted a special use application for the installation of a solar energy system on the detached garage at 203 Hilldale Avenue; a special use is required in order to install a roof mount solar array on the roof of an accessory structure per the recently approved solar energy ordinance; and if approved, it would be located on the detached garage on the northern portion of the property that was constructed concurrently with the house in 1940. He shared that the solar array is proposed to be located on the west and east-facing garage roofs and will cover approximately 76% of the roof, which is more than the maximum allowable 50% coverage. He noted that the applicant has indicated interest in seeking a variance for the increased coverage but consideration of the special use would only allow for 50% coverage. He shared that Green Solar Technologies provided that existing trees on the petitioner’s property and an adjoining property are the reason for the need of increased coverage on the roof structure and have also attested that the roof of the accessory structure is capable of supporting the proposed system.	
Petitioner comments: None.	
Public comments: None.	
At 6:37 p.m. the public hearing was closed.	Close Public Hearing
Commissioner Milot moved and Commissioner Roberts seconded to recommend approval of the special use request as presented.	Recommend approval of Special Use request
Commissioner comments: Vice Chairman Fischer shared that this is the second special use request and asked for clarification on the special use.	

Recommend approval of Special Use request, Cont.)	P & D Director Oliphant shared that there have been several solar array permits issued in the City, but when the request is to attach them to an accessory structure, City code only allows it as a special use. There was no additional discussion and on roll call the vote was: <u>Ayes: 4</u> Fischer, Milot, Reeder, Roberts <u>Nays: 0</u> <u>Motion carried.</u>
Commissioner/Staff Comments	P & D Director Oliphant shared that as of today there are no requests so unless something comes in tomorrow morning there will not be a meeting in March.
Adjournment	At 6:40 p.m. Commissioner Reeder moved and Commissioner Milot seconded to adjourn. <u>Motion carried unanimously by voice vote.</u>

Patricia S. Brown, City Clerk