

**CITY OF WASHINGTON, ILLINOIS
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, OCTOBER 7, 2015
WASHINGTON DISTRICT LIBRARY
380 N. WILMOR ROAD – 6:30 P.M.**

Chairman Lori Weston called the 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, Rich Benson, Mike Burdette, Brian Fischer, Tom Reeder, Steve Scott, Doug Weston, and Lori Weston. Louis Milot was absent.		Roll Call
Also present was P & D Director Jon Oliphant, B & Z Supervisor Becky Holmes and City Clerk Pat Brown.		
Commissioner Scott moved and Commissioner Reeder seconded to approve the minutes of the September 2, 2015 Planning and Zoning Commission meeting as presented. <u>Motion carried unanimously by voice vote.</u>		Appv min 9/2/15 PZC meeting as presented
A public hearing was opened for comment at 6:31 p.m. on the request of the City of Washington to rezone property at the intersection of Nofsinger Road and US Route 24 from R-1A (Single-family Residential) to C-3 (Service Retail). Publication was made of the public hearing notice, and there were no “interested parties” registered.		Public Hearing: rezoning request, City of Washington, intersection of Nofsinger Rd and US Route 24
Planning & Development Director Oliphant gave a brief overview of the rezoning request noting the following: this parcel is part of the 223 acres that the City purchased two years ago; the City has been approached by a local business looking to provide better visibility for traffic traveling westbound on US Route 24 for their business; the rezoning will allow for the placement of an off-premise sign or billboard to be located on the property; and the rezoning will help to facilitate eventual commercial development on the site.		
Petitioner comments: See above.		
Public comments: None present.		
At 6:36 p.m. the public hearing was closed.		Close Public Hearing
Commissioner Burdette moved and Commissioner D. Weston seconded to recommend approval of the rezoning request as presented.		Approval of rezoning request
Commissioner comments: Commissioner Reeder asked the size of the sign that is being proposed and P & D Director Oliphant shared Sleep Inn has made the inquiry and that he was unsure of the size but it would be limited to the size that the zoning code allows which is a maximum size of up to 672 square feet for a billboard and it would need to be placed at least 500’ from any residentially zoned property. He shared that the City’s desire would be to have the sign placed on the eastern edge of the property. He noted that they are also looking to do a small sign (limited to 64 square feet) at the intersection of N. Cummings Ln. and US Route 24 where they have had a sign in the past. Commissioner Benson asked how the placement of signs would be regulated and Oliphant replied that the zoning code regulates the placement with spacing requirements along US Route 24. Commissioner Scott asked if the C-3 zoning is the highest level of commercial zoning and Oliphant replied that it does allow for any kind of commercial use with a few exceptions and that it does more closely match the City’s Comprehensive Plan. Commissioner Scott expressed his concern with the commercial traffic at this intersection. P & D Director Oliphant shared that the engineering is currently in process for the reconstruction and realignment of this intersection to improve its safety noting that funding for construction will have to be in place before the construction would begin. Commissioner Fischer expressed his concern with rezoning the property before the long range plan for the property is considered. He shared that former City Administrator Gleason had talked of a City committee to be involved in the long range planning process for how the 223 acres would potentially develop and has concerns with the rezoning for the purpose of only allowing a billboard. Commissioner Scott commented that if you take the billboard component out does it make sense for the property to be commercial or residential and from a planning standpoint this property would tend to lean towards commercial zoning. Commissioner Reeder asked if there was a guarantee for a traffic signal at the intersection and Oliphant replied that it is the City’s expectation that there will be, noting that the ultimate decision will come through IDOT.		
There was no additional discussion and on roll call the vote was: <u>Ayes: 6</u> Reeder, Scott, L. Weston, Benson, D. Weston, Burdette <u>Nays: 1</u> Fischer <u>Motion carried.</u>		
<u>Findings of Fact</u> – application was made by owners of property; fees were paid; property is zoned R-1A with a request to rezone to C-3; a public hearing was held on Wednesday, October 7, 2015, all present were given the opportunity to be heard; there were no ‘interested party’s’; there was no objection to the rezoning request; adjacent properties are zoned C-3, R-1, R-2 and County A-1 (Agriculture); the property fits in with adjacent land uses; the public benefit does outweigh any negative impacts to adjoining property owners; the property is vacant under its current zoning; and the requested use is consistent with the City’s Comprehensive Plan.		Finding of Facts
Commissioner’s Comments	None.	

Staff Comments	B & Z Supervisor reported that there will not be a meeting next month.
Adjournment	At 6:50 p.m. Commissioner Scott moved and Commissioner L. Weston seconded to adjourn. <u>Motion carried unanimously by voice vote.</u>

Patricia S. Brown, City Clerk