

**CITY OF WASHINGTON, ILLINOIS  
PLANNING AND ZONING COMMISSION MEETING  
TUESDAY, MAY 3, 2016 - RESCHEDULED  
CITY HALL CONFERENCE ROOM  
301 WALNUT STREET – 4:30 P.M.**

Call to Order	Chairman Mike Burdette called the rescheduled regular meeting of the City of Washington Planning and Zoning Commission to order at 4:30 p.m. in the conference room at City Hall.
Roll Call	<p>Present and answering roll call were Commissioners Rich Benson, Mike Burdette, Tom Reeder, and Steve Scott. Louis Milot and Doug Weston were absent. * Commissioner Brian Fischer entered the meeting at 4:32 p.m.</p> <p>Also present was P &amp; D Director Jon Oliphant, B &amp; Z Supervisor Becky Holmes and City Clerk Pat Brown.</p>
Appv min 4/6/16 PZC meeting as presented	<p>Commissioner Scott moved and Commissioner Reeder seconded to approve the minutes of the April 6, 2016 Planning and Zoning Commission meeting as presented.</p> <p><u>Motion carried unanimously by voice vote.</u></p>
Minimum Frontage Waiver Request, New Towers, LLC	<p>P &amp; D Director provided the following information: 1) Mr. Billy Mantle, New Towers, LLC, is requesting the subdivision of property located on S. Summit Drive within the City’s 1.5 mile planning jurisdiction; 2) the subdivision would result in two residential parcels plus an outlot for an existing cell tower; 3) the property would be served by a private septic system and Northern Tazewell water; 4) the City’s Subdivision Code requires each lot to provide a minimum of 60 feet at the right-of-way line and while Lot 1 would have 60 feet adjacent to Mickel Parkway, Lot 2 would have 40 feet of width that would connect to an already existing 40 feet at S. Summit Drive; and 5) the Subdivision Code allows the Planning &amp; Zoning Commission to recommend waiving the requirement where, due to unique circumstances or topographical limitations, access to a public street must be provided by either a private drive or an ingress/egress easement.</p> <p>Petitioner’s Comments: None.</p> <p>Public comments: None.</p>
Approve minimum frontage waiver request	<p>Commissioner Scott moved and Commissioner Fischer seconded to recommend approval of the minimum frontage waiver request as proposed.</p> <p>Commissioner’s Comments: A brief discussion ensued surrounding access to the Tower Lease Outlot and Mr. Mantle’s contractors shed and the Commission was comfortable with the layout of the subdivision as long as it is all documented properly.</p> <p>On roll call the vote was: <u>Ayes: 5</u> Reeder, Burdette, Benson, Fischer, Scott <u>Nays: 0</u> <u>Motion declared carried.</u></p>
Old Business	None.
Commissioner’s Comments	None.
Staff Comments	P & D Director Oliphant shared that there will be a meeting next month and asked if anyone had conflicts with it being so close to Memorial Day and it being the first day of the Good Neighbor Days festival. Commissioner Fischer shared that he would not be available and Commissioner Reeder shared that he may not be available with his involvement in the site preparations for Good Neighbor Days.
Adjournment	<p>At 4:45 p.m. Commissioner Scott moved and Commissioner Reeder seconded to adjourn.</p> <p><u>Motion carried unanimously by voice vote.</u></p>

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Patricia S. Brown, City Clerk