

**CITY OF WASHINGTON, ILLINOIS
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, SEPTEMBER 2, 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 6:32 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, and Lori Weston. Commissioner Doug Weston and Louis Milot were absent.	Roll Call
Also present was P & D Director Jon Oliphant, B & Z Supervisor Becky Holmes and City Clerk Pat Brown.	
Commissioner Reeder moved and Commissioner Scott seconded to approve the minutes of the August 5, 2015 Planning and Zoning Commission meeting as presented. <u>Motion carried unanimously by voice vote.</u>	Appv min 8/5/15 PZC meeting as presented
<u>Case No. 090215-V-1</u> – A public hearing was opened for comment at 6:33 p.m. on the request of Brian and Diane Orr for a side yard and distance between structures variance at 104 S. Pine Street. Publication was made of the public hearing notice, and there were no “interested parties” registered.	Public Hearing: side yard & distance between structures variance request, Brian & Diane Orr, 104 S. Pine St.
B & Z Supervisor Holmes gave a brief overview of the side yard and distance between structures variance request noting the following: the petitioners are requesting a 2’6” side yard and 7’ distance between structures variance in order to construct an above ground pool; the side yard requirement is 5’ and the distance between structures requirement is 10’; and the lot is narrow.	
Petitioner comments: Mrs. Diane Orr shared that they have lived in their home for 25 years and have done quite a bit of interior modern updating while keeping the old integrity of the exterior. She shared that the amenity of a pool is enjoyable and would enhance the property giving it a more modern up to date feel.	
Public comments: None present.	
At 6:35 p.m. the public hearing was closed.	Close Public Hearing
Commissioner Fischer moved and Commissioner Reeder seconded to approve the variance requests as presented.	Approve Case No. 090215-V-1, front yard variance request
Commissioner comments: Commissioner Scott asked if the pool would be located in the corner of the property and Mrs. Orr replied that is would be. Chairman Lori Weston shared that even with the accessory structure being a pool which contains water the distance between structures requirement does come in to play. Commissioner Scott asked if there will be a deck around the pool at all and Mrs. Orr replied that there would not be a deck. Commissioner Burdette commented that with the granting of the variances there would still be access to the side and rear yards.	
There was no additional discussion and on roll call the vote was: <u>Ayes: 6</u> Scott, L. Weston, Burdette, Benson, Reeder, Fischer <u>Nays: 0</u> <u>Motion carried.</u>	
<u>Findings of Fact</u> – application was made by owners of property; fees were paid; property is zoned R-1; 2’6” side yard and 7’ distance between structures variance request to allow an above ground pool to encroach into the side yard and distance between structures setbacks. A public hearing was held on Wednesday, September 2, 2015, all present were given the opportunity to be heard; there were no ‘interested parties’; there were no objections to the granting of the variance; property cannot yield a reasonable return as the pool will enhance the property by giving it a more modern feel like the rest of the home; plight of the owner is due to unique circumstances as the property is narrow; and character of the neighborhood would not be changed as there are other accessory structures in the neighborhood that encroach into the side yard and distance between structures requirements.	Finding of Facts
Chairman L. Weston asked P & D Director Oliphant to present the details of the preliminary plat request to the Commission. P & D Director Oliphant shared the following: Mr. John Zaiser is proposing to subdivide a 42.3 acre parcel into four single-family lots; the parcel is located on the west side of Diebel Road just north of the TP&W Railroad tracks; the parcel is outside of our city limits but within our 1.5 mile extraterritorial planning jurisdiction; the site is zoned County R-1 (single-family residential); the lots meet other requirements stated within our Subdivision Code; the lots are subject to Tazewell County’s zoning code and meet those requirements; there are no streets being proposed; an ingress-egress easement is part of Lot 3 and would provide an additional access point for the larger Lot 19; and there is no plan to annex to the city.	Preliminary Plat – Zaiser Estates Subdivision
Preliminary Plat – Zaiser Estates Subdivision, Cont.)	Mr. John Zaiser shared that he is looking to move his family back into Washington and this property gives them the opportunity to do so. He shared that he plans to build his home on the larger lot just west of Lot 3 and family and friends are looking to build on Lots 1, 2, & 3. He shared that the bigger portion of the property will continue to be farmed.

Recommend approval of preliminary plat	<p>Commissioner Burdette moved and Commissioner Benson seconded to recommend approval of the Preliminary Plat for Zaiser Subdivision as presented.</p> <p>Commissioner comments: Commissioner Scott asked if the larger lot would be accessed off the easement to the north and Mr. Zaiser shared that it would and also shared that the lots will also have a community well agreement. Commissioner Reeder shared that he would like to see the access easement extended to Lot 2 as well. Mr. Zaiser did not show a concern with extending the easement to Lot 2. Further discussion ensued on the visibility along Diebel Road in relation to the hill and concerns with the number of potential driveway accesses as well as the need to protect access for future property owners. Following discussion the motion was amended to recommend approval of the Preliminary Plat for Zaiser Subdivision as amended by including an ingress-egress easement on the north 300’x60.24’ section of Lot 2 on the Plat.</p> <p>There being no further discussion on roll call the vote was: <u>Ayes: 5</u> Scott, L. Weston, Fischer, Benson, Burdette <u>Abstain: 1</u> Reeder <u>Nays: 0</u> <u>Motion declared carried.</u></p>
Commissioner’s Comments	None.
Staff Comments	B & Z Supervisor reported that the deadline for variances this month is September 9 th and thus far none had come in.
Adjournment	At 7:03 p.m. Commissioner Burdette moved and Commissioner Fischer seconded to adjourn. <u>Motion carried unanimously by voice vote.</u>

Patricia S. Brown, City Clerk